



# **CITY OF HAYWARD**

## **AGENDA REPORT**

AGENDA DATE 04/13/99

AGENDA ITEM 8

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Acceptance of 1998 State of the City Report and Annual Growth Management Report

### **RECOMMENDATION:**

It is recommended that the City Council review and accept the 1998 State of the City Report, including the annual report on compliance with growth management principles and standards.

### **DISCUSSION:**

State law requires that the Planning Commission provide an annual report to the City Council on the status of the General Plan and progress in its implementation. Since adoption of the comprehensive revision to the General Policies Plan in 1986, the City has fulfilled this requirement through the General Plan Annual Review process. Another purpose of the review process is to provide a medium for consideration of proposed policy adjustments and city-initiated amendments to the General Plan. In addition, the annual report has typically included an overview of current socioeconomic and development trends in Hayward.

Since adoption of the Growth Management Element in 1993, the City has placed a high priority on assessing the cumulative impacts of growth through monitoring "quality of life" indicators such as traffic congestion, crime, impacted schools and library services. Quantitative measurements include defined levels of service, crime rates, response times, national standards, or simply comparison of similar data with other cities. The Growth Management Element calls for an annual report on compliance with adopted growth management principles and standards.

The attached 1998 State of the City Report incorporates in one document the General Plan Annual Review report and the Annual Growth Management report. The overall objective of the State of the City Report is to provide a review of the past year's accomplishments as well as an outlook for the coming year. The State of the City Report begins with an overview of current socioeconomic trends in the areas of population, housing and employment. Next is a summary of the current status of the General Plan and its various elements. No amendments to the General Plan are being proposed as part of this year's Annual Review. The last section contains the report on compliance with growth management principles and standards.

## **SUMMARY OF 1998 ACTIVITY:**

In the Downtown area, construction of the new parking garage was completed as leasing of the adjoining retail shops began. Also, the City approved a 370-acre expansion of the Downtown Redevelopment Project Area.

Residential construction increased dramatically following approval of plans for several large subdivisions (Twin Bridges and Clearbrook Highlands in the Fairway Park area). Other large subdivisions have recently been approved (Bailey Ranch) or are under review (South of Route 92 Specific Plan area).

In the Industrial Corridor, construction was approved for over 1.2 million square feet of new office, manufacturing and warehouse space, while construction neared completion on the new Mt. Eden Business Park and the Arden Road complex.

In the Shoreline area, work continued on various marsh restoration and habitat enhancement projects at the former Oliver property north of Route 92 (Hayward Area Recreation and Park District), and the Baumberg tract (State and Wildlife Conservation Board).

Several major transportation improvement projects were completed (D Street widening and Arden Road extension) or are underway (intermodal transfer facility improvements at the Downtown BART station). Also, landscaping of the Foothill Boulevard median north of Hazel Avenue was completed.

The Hayward Unified School District neared completion of its school facilities master planning process, and negotiated agreements with developers of four large residential projects to assist in mitigation of impacts on schools.

The Library expanded its hours at the Weekes Branch, increased accessibility to the Internet, and introduced a new public access computer system (HEART) to begin the approved technology upgrade.

The Hayward Area Recreation and Park District continued with renovation of existing parks, and is nearing completion of the new 34-acre, 9-hole golf course in the Fairway Park area. HARD also continues to work with the City on the design of the proposed 25-acre sports park in the South of Route 92 Specific Plan area.

Fire protection in the Hayward Hills and Fairview area will be significantly enhanced upon completion of Station #8 at Five Canyons and Station #9 at Second and Campus. The City's contract with the Fairview District was renewed for another five years.


Continued crime prevention efforts by the Police Department and involved city residents this past year have resulted in a further reduction in the violent crime rate. Community oriented policing efforts will be enhanced through a reorganization of the department.

The City continued its efforts in the area of environmental protection and enhancement through completion of the Seismic Safety Retrofit Program, and also final approval of the agreement with the East Bay Dischargers Authority and the Livermore/Amador Valley Wastewater Management Agency for purchase of capacity in the wastewater treatment plant.

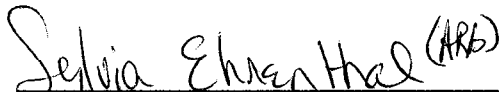
**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission reviewed the 1998 State of the City Report on March 25, 1999. The Commission unanimously recommended that the City Council review and accept the 1998 State of the City Report, including the annual report on compliance with growth management principles and standards.

Prepared by:

  
\_\_\_\_\_  
Gary Calame, AICP  
Senior Planner

Recommended by:

  
\_\_\_\_\_  
Sylvia Ehrenthal, Director of Community  
and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: Draft Planning Commission Minutes of March 25, 1999  
1998 State of the City Report  
Resolution

**MEETING**

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Acting Chairperson Fish, followed by the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS Bennett, Bogue, Fish, Halliday, Zermeno  
Absent: CHAIRPERSON Williams  
COMMISSIONER Caveglia

Staff Members Present: Anastas, Anderly, Borger, Calame, DeLuz, Jeffries, Looney

General Public Present: Approximately 30

**PUBLIC COMMENT** - None

**AGENDA**

1. Use Permit No. 99-160-03 – Stephen Ng c/o James M.T. Chao (Applicant)/ Michael Aminian, Century Medallion Corporation (Owner) – Request to operate a service station including a mini-mart and unspecified retail uses.
2. Use Permit Application No. 99-160-02 – Timothy Higgins Quick Response Fire Systems, Inc. (Applicant/Owner) – Request to use an existing industrial building as a fire sprinkler contractor's office and warehouse. The property is located at the southeast corner of Industrial Boulevard and Baumberg Avenue, in an Industrial (I) District.
3. Revocation Of Use Permit No.78-83 And Use Permit No. 91-75, Arthur D. and Beverly Bridges Trust (Owners): Request of the Planning Director to revoke use permits due to noncompliance with the conditions of approval. The site is located at 25751-25789 Dollar Street approximately 550 feet north of Harder Road, in a General Commercial (CG) Mission Corridor Special Design Overlay District (SD-2).
4. 1998 State of the City Report

**PUBLIC HEARINGS**

1. Use Permit No. 99-160-03 – Stephen Ng c/o James M.T. Chao (Applicant)/ Michael Aminian, Century Medallion Corporation (Owner) – Request to operate a service station including a mini-mart and unspecified retail uses.

Development Services Review Administrator Anderly reported that the independent operator developing the site, does not know what major oil company would be supplying gasoline to the station. Since the building has been vacant for the past 6 months, former land use entitlements have expired and a new use permit is required to open. She also indicated that there is enough room in the building for more than a mini-mart. Staff recommended removal of the southerly driveway on Mission Boulevard and construction of a new driveway to be constructed on East

13<sup>th</sup> Street. This would enhance access to the neighborhood and alleviate potential traffic conflicts on Mission. It would also increase the area devoted to landscaping at the prominent intersection.

Acting Chairperson Fish Opened the Public Hearing at 7:37 p.m.

James Chao, 1136 Keith Avenue, Berkeley, architect for the project, agreed with all of the conditions. However, he said they would prefer to keep open the driveway on Mission as a one-way exit to the north. He indicated that they would be happy to add the driveway to East 13<sup>th</sup>. He then added that they would like to reserve the option of adding vehicle maintenance bays if no suitable tenants are found for the remaining commercial space. Following discussion between members and Development Services Review Administrator Anderly who suggested the applicant might delay the request for auto repair to a later date so as not to delay the project.

In response to Commissioner Halliday's question about parking on the site, Development Review Services Engineer Anastas indicated that there is plenty of parking on the site with adequate space for maneuvering.

Mr. Chao suggested that they could widen an existing Mission Boulevard driveway on as a further safety measure.

Development Services Review Administrator Anderly indicated that the driveway is already 35-feet wide and the maximum is 36-feet. She suggested that widening beyond the 36-feet should only be done with the endorsement of the City Engineer and Caltrans.

Michael Aminian, Century Medallion Corporation, 10370 S. DeAnza Boulevard, Cupertino, owner of the property, referred to a similar situation in Cupertino. He also asked for permission to extend the driveway to 42-feet, adding that safety is a priority.

The Public Hearing Closed at 7:55 p.m.

Commissioner Zermeno **moved**, seconded by Commissioner Halliday, staff recommendations and included a possible extension of the 36-foot driveway.

Commissioner Bennett asked for further information on the monitoring of the hazardous materials on the site. She was told by the Hazardous Materials Coordinator Murphy that this would continue until it was remediated or a determination was made on the possibility of contaminants.

Commissioner Halliday asked for clarification on the sale of alcohol on the site and was reminded that any alcohol sale would require a specific use permit. The proximity of another off-sale liquor business was pointed out.

Acting Chairperson Fish added that he was glad to see this site being renovated.

**The motion passed unanimously 5:0:2, with Commissioners Caveglia and Williams absent.**

2. Use Permit Application No. 99-160-02 – Timothy Higgins Quick Response Fire Systems, Inc. (Applicant/Owner) – Request to use an existing industrial building as a fire sprinkler contractor's office and warehouse. The property is located at the southeast corner of Industrial Boulevard and Baumberg Avenue, in an Industrial (I) District.

Assistant Planner DeLuz described the site and the proposed improvements. He indicated that the proposed plan would be compatible with the surrounding neighborhood. He said the applicant is required to upgrade the building before moving into it. The request was to use the existing building as a fire sprinkler contractor's office and warehouse. He added that the applicant had met with the manager of the adjoining mobile home park and had agreed not to keep guard dogs on the site all night long as previous tenants apparently had done. One of the residents called to ask that the site be cleaned up and Mr. Higgins agreed.

The Public Hearing Opened at 8:07 p.m.

Timothy Higgins, Quick Response Fire Systems, 6265 Sierra Court, Dublin, applicant, agreed with the requests from the City but asked for a 6-month deferment in the street improvements and landscaping since the Small Business Administration loan he retained to purchase the property was being used to refurbish and repair the structure to bring it up to code. Staff indicated support for the request because the Public Works Department is currently in the process of redesigning a portion of Baumberg Avenue.

Commissioner Bogue asked the applicant about his hours of operation and whether he might not prefer to have them extended for those who might need to work evenings and weekends to catch up on paperwork.

Mr. Higgins agreed that this would be more practical.

The Public Hearing Closed at 8:10 p.m.

Commissioner Bennett **moved**, seconded by Commissioner Zermeño, to approve the permit subject to the findings and conditions with an additional 6-month deferral for curb, gutter & landscaping improvements granted

Commissioner Bogue then asked for a friendly amendment that changed Condition 9, the hours of operation to include: Any operations outside those hours will have to be compatible with the surrounding neighborhood.

**The motion passed unanimously 5:0:2, with Commissioners Caveglia and Williams absent.**

3. Revocation Of Use Permit No.78-83 And Use Permit No. 91-75, Arthur D. and Beverly Bridges Trust (Owners): Request of the Planning Director to revoke use permits due to noncompliance with the conditions of approval. The site is located at 25751-25789 Dollar Street approximately 550 feet north of Harder Road, in a General Commercial (CG) Mission Corridor Special Design Overlay District (SD-2).

Development Services Review Administrator Anderly reported on conditions at the property on Dollar Street and the steps taken by the City to improve conditions there. She indicated that it is not unusual to bring a revocation of a Use Permit to the Commission but that all other remedies had been exhausted. She then introduced Ken Jeffery, Community Preservation Inspector who had also been to the site numerous times and who had attempted to achieve compliance.

The Public Hearing Opened at 8:28 p.m.

Dennis Garrison, Trustee, Arthur Bridges Family Trust, P.O. Box 1037, Alamo, said they had been working with Associate Planner Camire in trying to alleviate the majority of problems. He indicated that they had plans to replace the parking lot within the next 60 days. He added that they would also like to work on the rest of the tenant issues during the next 60 days as well.

Mohammad Mehdavi, 4357 Santee Road, Fremont, one of the tenants (Trust Auto), showed photographs of all of the work the tenants had done to clean up the site. He indicated that there are 16 tenants at that location who would be shut down if the permit was revoked. He claimed that litter on the site was the result of lack of street sweeping on the City's part.

The Public Hearing Closed at 8:39 p.m.

Commissioner Zermeño asked whether the owners would have time to fix all of the problems by June 10<sup>th</sup>. Mr. Garrison responded that the 60-days should be just about right.

Commissioner Bennett said she appreciated the comments made but it sounded like an issue between the owner and the tenants. She **moved**, seconded by Commissioner Zermeño, that the Planning Commission find that Owners have failed to comply with the use permit conditions, adopt the attached findings, but stay the revocation of the permits until June 10<sup>th</sup>, 1999, and impose the further conditions that the owners will comply with all conditions on or before June 10<sup>th</sup>, 1999, and that they will post security in the amount of \$165,000 for the faithful performance of the conditions. In the event the conditions are not complied with by June 10<sup>th</sup>, 1999, the use permits will be revoked automatically, and Planning Director will serve a notice of revocation on owners. At that point, owners will have 10 days to appeal from the notice of revocation.

#### 4. 1998 State of the City Report

Senior Planner Calame reported on the State of the City, pointing out a number of improvements and accomplishments made in the City based on the various "quality of life" indicators established with the adoption of the Growth Management Element in 1993. He briefly summarized the activity in the City, noting, in particular, the Twin Bridges Project; the Bailey Ranch development; construction in the Industrial corridor; restoration and habitat enhancement on the shoreline; transportation improvement projects; expanded Library hours and a new public access computer system; the new golf course near Fairway Park; enhancement of fire protection for the hills; continued crime prevention measures; and completion of the City Seismic Safety Retrofit Program.

Commissioner Halliday complimented Senior Planner Calame on the comprehensiveness of the report and commented regarding the City's goal of home ownership. She then asked for further information about the storefronts across the street from City Hall in the new parking structure.

Development Services Review Administrator Anderly responded that there is interest in the property and that staff is in the process of reviewing the applications, although nothing has been settled in terms of the appropriate tenant mix.

Commissioner Halliday then added that she had been appointed to the Commission overseeing the artwork for the structure; she then proceeded to update commission members on that process.

Commissioner Bennett asked for further information regarding the South of 92 project.

Senior Planner Calame responded that the annexation application for Oliver East has been forwarded to LAFCO (Local Agency Formation Commission) for discussion and decision.

Development Review Services Engineer Anastas added that the City is working with the applicant to resolve issues with regard to the Tract Map; when the issues are resolved, the tract should be to the Commission in late May. He said the City Attorney is working on an agreement for improvements.

Commissioner Zermeno asked whether there is a beautification plan for the City.

Senior Planner Calame responded that Landscape Beautification is a separate plan.

Commissioner Halliday suggested that now that the Neighborhood Task Force Programs were completed it might be nice to keep the spirit of the Plans going through neighborhood updates on what is happening toward reaching their goals.

Senior Planner Calame stated that the Neighborhood Focus Program has been devised to do just that. It has been developed to focus specific portions of a neighborhood for coordination and delivery of City services. He indicated that a second plan includes the Neighborhood Task Force Proposals as the building blocks of the General Plan in the second year of the Budget revision.

Acting Chairperson Fish cited the annexation proposals and asked about their process.

Senior Planner Calame indicated that City staff is working with the County staff to examine the feasibility of the proposal. The Cherryland Area is the study area worked on with the City Council.

## **ADDITIONAL MATTERS**

### **5. Oral Report on Planning and Zoning Matters**

Development Review Services Anderly reported that next week's meeting will be a work session focusing on text amendments to the Zoning Ordinance. She also introduced a new member of the Planning Staff, Richard Paternaude.

### **6. Commissioners' Announcements, Referrals**

Commissioner Bennett congratulated Staff on the fine work done on "B" Street; she then requested that a quick staff phone list be developed for Commissioners.

Commissioner Halliday asked for an update on the development at Schaefer Park Shopping Center.

## **MINUTES**

- March 11, 1999 - Approved



## **ADJOURNMENT**

The meeting was adjourned by Acting Chairperson Fish at 9:05 p.m.

**APPROVED:**

\_\_\_\_\_  
Jerry Caveglia, Secretary  
Planning Commission

**ATTEST:**

\_\_\_\_\_  
Edith Looney  
Commission Secretary

# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

## RESOLUTION ACCEPTING THE STATE OF THE CITY REPORT AND THE ANNUAL GROWTH MANAGEMENT REPORT

WHEREAS, the Growth Management Element of the General Plan was adopted by Resolution No. 93-176 on July 13, 1993; and

WHEREAS, the Growth Management Element established principles for guiding future growth into patterns that ensure long term livability and calls for an annual report of compliance with the Growth Management Principles and Standards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Council hereby accepts the 1998 State of the City Report and the City of Hayward Annual Growth Management Report for 1998, which is incorporated in the State of the City Report.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

1 9 9 8



*STATE  
of the  
CITY REPORT*

CITY OF HAYWARD

# ***1998 STATE OF THE CITY REPORT***

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## ***Introduction***

The General Plan Annual Review process has provided the framework for the preparation and review of the 1998 "State of the City" report. This report is envisioned as a document which will be used in conjunction with the mid-year budget review process as a basis for the preparation and review of the budget for the ensuing fiscal year. This report has three major components:

- \* An overview of current socioeconomic and development trends;
- \* A review of the status of the General Plan and its implementation; and
- \* A report on compliance with growth management principles and standards

The following paragraphs provide additional background on the purpose of the latter two components. Overall goals and priorities established by the City Council for this fiscal year are presented at the conclusion of this section.

### ***General Plan Annual Review***

Since the adoption of the last comprehensive revision to the General Policies Plan in 1986, City staff have worked with the Planning Commission in submitting an annual report to the City Council on the status of the General Plan and progress in its implementation. The General Plan Annual Review process enables the City to achieve several objectives, one of which is to meet annual reporting requirements pursuant to state law. Another purpose of the review process is to provide a medium for consideration of proposed policy adjustments and City-initiated amendments to the General Plan. In addition, the annual report has typically included an overview of current socioeconomic and development trends in Hayward.

### ***Annual Growth Management Report***

Since adoption of the Growth Management Element in 1993, the City has placed a high priority on assessing the cumulative impacts of growth through monitoring "quality of life" indicators such as traffic congestion, crime, and library services. Examples of quantitative measurements used to measure these indicators include defined levels of traffic service, crime rates, response times, national standards, or simply comparison with similar data from other cities. Evaluation of the most appropriate measurements is a continuing process. The Growth Management Element calls for an annual report on compliance with adopted growth management principles and standards.

## ***Overall Goals and Priorities for Fiscal Year 1998-1999***

As reflected in the adopted budget, the City Council agreed on the following priority areas for this fiscal year:

- \* Neighborhood services, including sidewalk repairs;
- \* Public Safety, including animal control operations;
- \* Library services, particularly in the area of technology;
- \* Economic development, including the downtown; and
- \* Attention to the City's infrastructure.

# ***Overview of Socioeconomic Trends and Forecasts***

This overview provides a socioeconomic profile of Hayward residents and workers, a summary of recent development trends and the remaining development potential, and forecasts of growth over the next twenty years. Continuous assessment of the remaining development potential and long-range forecasts is essential in planning for future public facilities and service requirements as well as attaining economic development goals and objectives.

## ***Socioeconomic Profile***

### **Population**

The City's population was estimated at 126,452 as of January 1, 1998, according to the State Department of Finance. This represents an increase of 2,518 people from the 1997 estimated population of 123,934 and an increase of 14,954 from the 1990 census population of 111,498. Approximately 20% of the population increase since 1990 is a result of the annexations in the Happyland and Tennyson-Alquire areas. Since there were no major annexations to the City during 1997 and few residential building permits were issued, the increase from January 1, 1997 to January 1, 1998 was primarily due to the continuing increase in household size, from 2.74 persons per household in 1990 to an estimated 2.97 persons in 1998. The increase in the average household size is generally attributed to more dwellings being occupied by several families or extended families, as well as the larger family size of recent Hayward residents.

The City's population is becoming more diverse in its racial and ethnic composition, as indicated in Figure 1 on the following page. The non-Hispanic white population decreased from 1980 to 1990, while the size of the City's other primary population groups, Hispanic, Black, and Asian, increased. More recent data on the composition of the general population is not currently available; however, this trend appears to be continuing based on annual student enrollment data for the Hayward Unified School District.

### **Households**

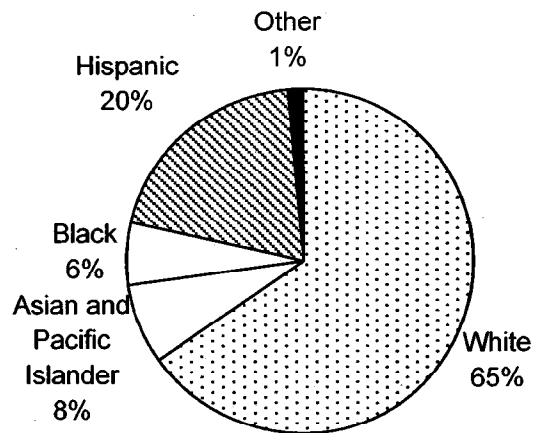
The total number of households is estimated at approximately 42,136 a slight increase from the 42,079 estimated in 1997 and from 40,117 in 1990. While the number of family households accounted for 69% of the total households in 1990, the "traditional" family household, defined as a married couple with or without children, comprised 50% of all households in 1990, down from 57% in 1980. The percentage of family households headed by either a single female or male increased from 20% in 1980 to over 26% in 1990, accounting for over 76% of the growth in family households. Non-family households comprised approximately 31% of the total households in 1990.

# Citywide Race and Ethnic Composition

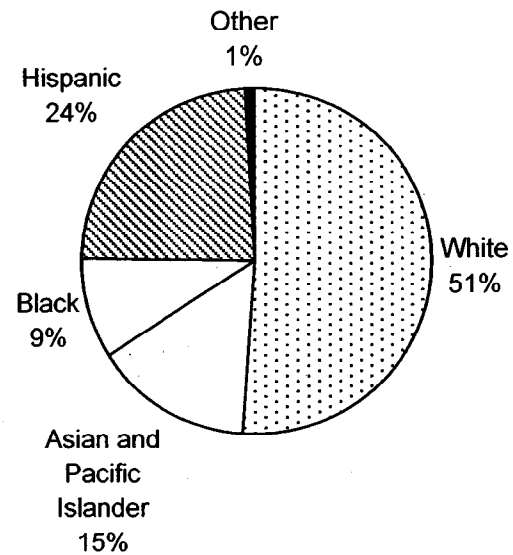
Source: 1980 and 1990 Census data

	1980	1990
White	65.4%	51.1%
Asian and Pacific Islander	7.5%	14.7%
Black	5.6%	9.4%
Hispanic	20.2%	23.9%
Other	1.3%	0.9%

1980 Census Data



1990 Census Data





## **Income and Education**

The mean household income in Hayward in 1995 was \$52,200, according to the Association of Bay Area Governments. This represents a slight increase from \$51,544 in 1990. The mean household income for Alameda County increased from \$57,187 to \$58,800 during the same period. The most recent estimate of the proportion of lower-income households (those earning less than 80% of the Bay Area median) in Hayward was 46% in 1990.

The most recent data on education levels is from the 1990 census. Educational attainment of Hayward residents over the age of 25 for 1980 and 1990 is as follows:

<b>Educational Level</b>	<b>1980</b>	<b>1990</b>
Less than High School Diploma	30.1%	24%
High School Diploma	36.7%	29%
Some college work; no Bachelors Degree	19.7%	31%
Bachelors degree or Graduate Degree	13.5%	17%

## **Employed Residents**

Over the decade from 1980 to 1990, there was an increase in the number of Hayward residents employed in "white collar" occupations. In 1990, approximately 22% of residents were employed in executive, administrative, or managerial occupations; 36.2% were employed in technical, sales, or support positions; 11% were employed in service occupations, and nearly 30% were employed in some sort of manufacturing or production occupation. In 1980, 18% of residents were employed in executive, administrative, or managerial occupations; 34.6% were employed in technical, sales, or support positions; 11.2% were employed in service occupations, and 35.3% were employed in some sort of manufacturing or production occupation. More recent data on the occupational status of employed residents is not readily available.

According to 1990 census data, approximately 74% of Hayward residents work in Alameda County. Additionally, 7.8% work in San Mateo County, 7.7% work in San Francisco, 6.3% work in Santa Clara County, and 3.5 % work in Contra Costa County. The remaining handful of residents work in either Marin, Napa, or Solano Counties. Of the nearly 40,000 Hayward residents that work in Alameda County, 43.2% work in Hayward, 14% work in Oakland, 9% work in San Leandro, 8.3% work in Fremont, and all of the remaining cities in the County each account for less than 4% apiece of the workforce distribution.

## ***Recent Development Trends***

### **Housing**

As of January 1, 1998, the State Department of Finance estimated that there are approximately 44,341 housing units in Hayward. This is an increase from an estimated 44,287 units in 1997 and 42,216 in 1990. Of these 44,341 units, 21,840 are single-family detached dwellings, 20,215 are condominiums or multi-family units, and 2,286 are mobile homes.

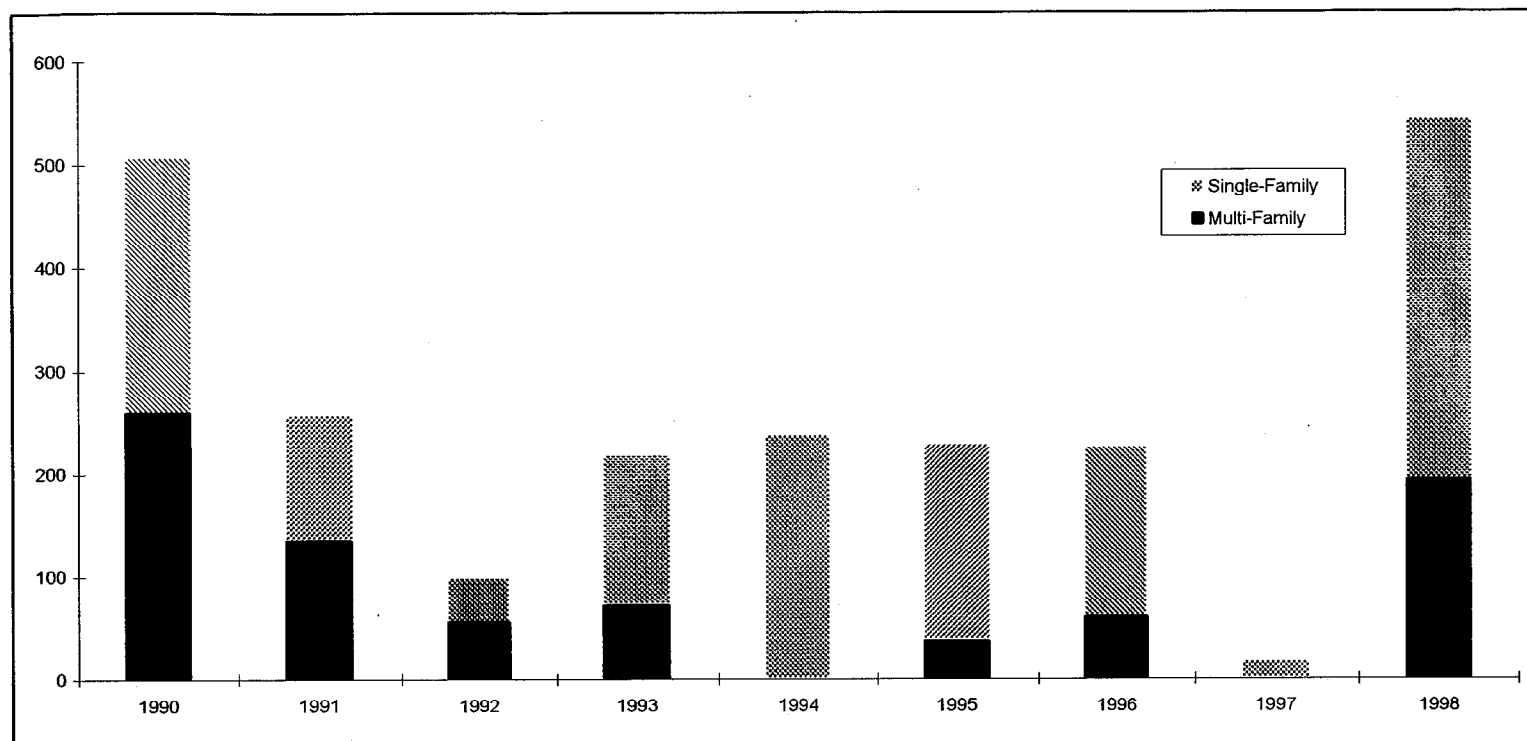
The number of housing units for which building permits were issued increased dramatically from 16 units in 1997 to 543 units during 1998. This rather wide fluctuation is viewed as unusual because the annual average since 1990 has been relatively stable at around 225 units. Figure 2 illustrates the number of housing units for which building permits were issued during the period from 1990 to 1998. The extremely low number of permits in 1997 reflected the buildout of numerous smaller subdivisions approved in recent years as well as the dwindling supply of available land. As noted last year, several large residential development projects were just beginning construction or nearing the approval stage. As a result, there has been an unusually large number of permits issued in 1998. The annual average over the past two years combined is about 280 units, which is still significantly higher than the average for the entire period since 1990. It remains to be seen whether this level of construction activity will continue over the next five to ten years.

Housing mix by type in 1990 and 1998 is depicted in Figure 3. Overall, the number of rental multi-family units being built per year has declined as the number of single-family homes has increased. In 1998, all of the housing units built or under construction were single-family housing, with the exception of one rental condominium project. Of the 1,793 proposed units in projects which have been approved or for which applications are pending, 1,593 are single-family detached units and 200 are condominiums or multi-family units. Two projects account for most of the proposed single-family units: Blue Rock Country Club on Walpert Ridge envisions 650 housing units, while another 537 housing units are proposed in the South of Route 92 Specific Plan area. It is unknown whether the overall proportion of single-family homes in relation to the total number of units will continue; however, it is unlikely that the number of new multi-family units built will approach the high levels experienced in Hayward during the 1980's. The remaining potential for further housing development is discussed in the next section.

### **Employment**

Total employment in Hayward as of 1998 is currently estimated at approximately 78,000, based on projections by the Association of Bay Area Governments. Employment was relatively stable in the early 1990's, even while significant job losses were occurring elsewhere in the Bay Area due to military base closures and the California recession, because of Hayward's diversified industrial base. Employment has increased with the economic resurgence at the regional, state and national levels.

## Number of Housing Units for which Building Permits were Issued



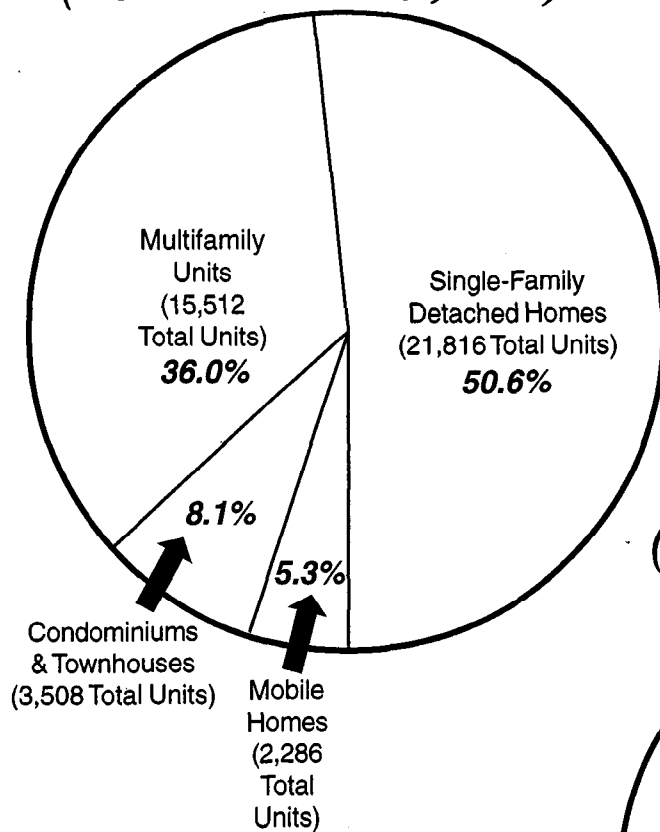
	1990	1991	1992	1993	1994	1995	1996	1997	1998
Multi-Family	260	136	56	72	0	37	60	0	194
Single-Family	246	120	42	146	237	191	165	16	349
Total	506	256	98	218	237	228	225	16	543

Single Family = detached housing; Multi-Family = attached housing (apartments, condos, townhomes)

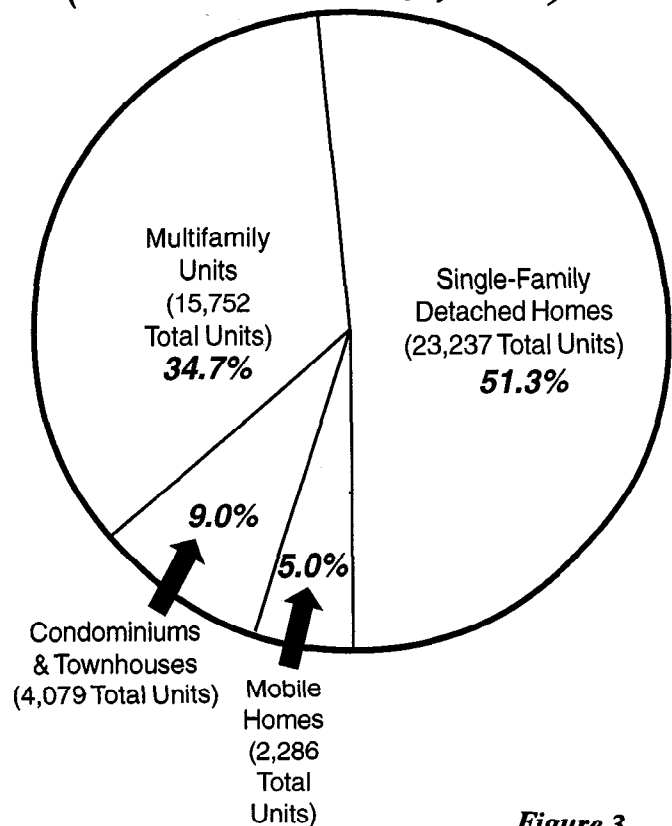
Figure 2

# City of HAYWARD HOUSING TYPE

**1990**  
*(Total Units 43,122)*



**1998**  
*(Total Units 45,354)*



## ***Remaining Development Potential***

### **Housing Development**

In 1998, City staff undertook a review of the remaining housing development theoretically possible under General Plan policies. Based on this review, it was found that there is still potential for an additional 3,300 to 7,800 housing units at "buildout," based on existing General Plan policies, including recently approved amendments. The smaller number assumes all development will occur at the low end of the permitted density range, while the larger number assumes all development will occur at the high end of the permitted density range. The number of additional housing units actually realized may be closer to 5,600 units, or about the midpoint of the permitted density range. The estimated remaining housing potential by neighborhood and census tract, as well as an accompanying map of the neighborhoods and corresponding census tracts, are provided in Figures 4 and 5.

It should be noted that the remaining housing potential for the Hayward Highlands area incorporates the level of development approved in the amended Walpert Ridge Specific Plan. The Specific Plan allows for development of up to a total of 805 single-family homes on 310 acres and designates the remaining acreage for open space uses. Recent development applications approved for the Bailey Ranch portion of this area include a total of 135 housing units. Hayward 1900 is allowed up to 650 housing units per its development agreement for Blue Rock Country Club project. In the Glen Eden area, the housing potential reflects recently submitted development applications for 537 housing units on 123 acres within the South of Route 92 Specific Plan area. Housing potential within the Downtown and Burbank areas reflects development envisioned as part of the recently expanded redevelopment area. In the Fairway Park area, the reduced potential reflects continuing construction activity in the Twin Bridges development. Potential in the Mission-Foothills and Mission-Garin areas assumes future redevelopment activity along Mission Boulevard and near the South Hayward BART station. In the Mt. Eden area, any potential for housing development is dependent upon annexation of county islands to the city. In addition to the above areas, subdivisions have recently been approved or are contemplated in the Jackson Triangle, Tennyson-Alquire, Whitman Street, and Santa Clara neighborhoods.

### **Commercial and Industrial Development**

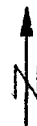
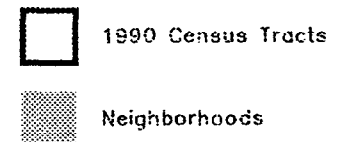
Staff has continued to maintain the parcel-based listing of marginally-developed and vacant land which is available for non-residential development. Although some acreage has been added to the inventory through approval of the South of Route 92 Specific Plan, continued construction activity has reduced the amount of acreage which could accommodate additional development. Recently approved development has also further reduced the availability of relatively large parcels. During the last year, Berkeley Farms completed construction of its new facility and recently announced plans for an expansion later this year. The Mt. Eden Business Park is nearing completion on a former nursery site at Route 92 and Industrial Boulevard, and Opus Development is nearing completion of a mix of industrial and office buildings on Arden Road.

# City of Hayward

## Neighborhood Planning Program

### Boundaries and Census Tracts

#### Legend



Miles

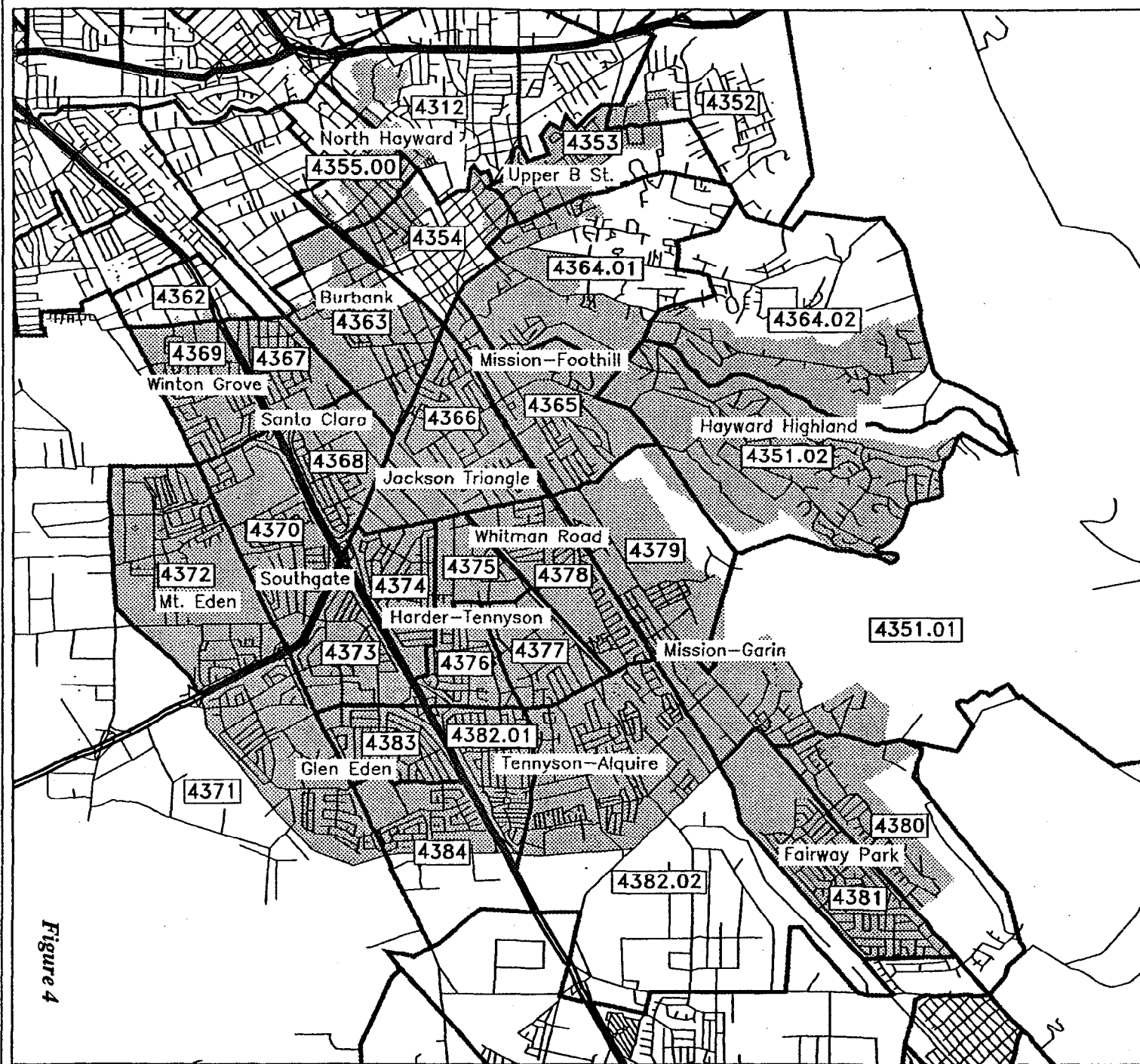
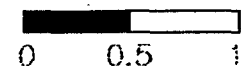


Figure 4

# City of Hayward

## Additional Housing Development Potential 1998

Neighborhood	Census Tracts	Estimated Housing Potential (Assumes Midpoint of Permitted Density Range)
Burbank	4363 (partial)	591
Downtown	4354 (pt.), 4363 (pt.)	296
Fairway Park	4381	104
Glen Eden	4371, 4383, 4384	578
Harder-Tennyson	4374, 4375, 4376, 4377	45
Highlands	4351.02, 4364.02, 4351.01 (pt.)	1130
Jackson Triangle	4366	425
Longwood- Winton Grove	4362, 4369	19
Mission-Foothills	4364.01, 4365	623
Mission-Garin	4379, 4380, 4351.01 (pt.)	525
Mt. Eden	4372	466
North Hayward	4312, 4355, 4354 (pt.)	0
Santa Clara	4367, 4368	160
Southgate	4370, 4373	0
Tennyson-Alquire	4382.01, 4382.02	385
Upper B Street	4353, 4354 (pt.), 4352	87
Whitman Road	4378	195
<b>Total Number of Units</b>		<b>5,629</b>

## Projections '98

### Forecasts for the *Hayward Area* to the Year 2020

Source: Association of Bay Area Governments - December 1997

Year	1990	1995	2000	2005	2010	2015	2020
Total Population	117,679	124,200	129,100	133,700	136,200	139,200	141,300
Household Population	116,048	122,700	127,700	132,200	134,600	137,500	139,500
Persons Per Household	2.75	2.82	2.89	2.91	2.86	2.82	2.78
Households	42,123	43,530	44,150	45,490	47,110	48,760	50,100
Workers Per Household	1.40	1.29	1.35	1.42	1.46	1.48	1.48
Employed Residents	58,959	56,100	59,600	64,600	68,700	72,000	74,100
Total Jobs	73,620	74,480	80,490	85,470	92,530	97,630	102,590



## ***Forecasts of Population, Housing, and Employment***

The Association of Bay Area Governments (ABAG) updates its regional forecasts of population, housing, and employment every two years. ABAG's most recent forecasts are in its *Projections '98* report. These forecasts are presented in five-year intervals extending to the year 2020. Projections for the Hayward area are presented in Figure 6. The Hayward area as defined here includes several pockets of unincorporated area which are surrounded, or almost surrounded, by the city.

Projections for the Hayward area generally reflect trends and expectations for the region as a whole. Staff believes the ABAG forecasts for the Hayward area as presented in *Projections '98* are reasonable and reflect the short-term and long-term potential for growth as discussed in the previous section. The projections are consistent with the level of development currently permissible under the General Policies Plan.

### **Population and Housing**

The forecast for households reflects the overall change in the housing potential in the city. While this trend is also reflected in lower population projections, the household population will continue to rise sharply in the short-term period (2005) due to the continuing increase in the number of persons per household. Average household size is expected to peak in 2000 before declining to 1990 levels in 2020.

*Projections '98* will serve as the basis for the next round of ABAG housing needs determinations. Under state mandate, ABAG has the responsibility to identify housing need targets which must be addressed in local housing elements. These housing need determinations are separate and distinct from the Projections; however, the near-term (five-year) household growth forecasts are one component of the housing need allocations. The process for preparing the next round of Bay Area housing needs determinations will begin later this year. State law requires that local jurisdictions update their housing elements by July 1, 2001.

### **Employment**

Over the short-term (2005) forecast period, the number of jobs will rise at a faster rate as the state economy recovers. Continued job growth is forecast through the long-term (2020) period. The table on the following page shows the projected increment in job demand for the Bay Area, Alameda County and the City of Hayward. The total job gain for the 20-year horizon period for the Bay Area is almost 1.0 million new jobs. The largest Bay Area growth sector is anticipated to be in the Service sector (44 percent). The three remaining sectors are Manufacturing/Wholesale (21 percent), Retail (17 percent), and Other (18 percent).

In terms of growth at the county level, Alameda County is expected to capture 21 percent of the total Bay Area growth with slightly over 200,000 new jobs. In the Manufacturing/Wholesale category, County growth will comprise about 21 percent of the total growth within the Bay Area. The County Service sector growth represents 23 percent of Bay Area growth. This sector represents the largest amount of net new jobs - over 104,610. Overall, Hayward should account for 11 percent of the total job growth within Alameda County with slightly over 22,000 new jobs expected to be created by the year 2020.

**Change in Job Demand: 2000-2020** *(Note: All numbers are in addition to existing jobs)*

<b>Sector</b>	<b>Bay Area</b>	<b>Alameda County</b>	<b>% of Bay Area Job Growth</b>	<b>Hayward</b>	<b>% of County Job Growth</b>
Manf/Whls	216,180	44,710	21%	6,870	15%
Retail	123,880	25,150	20%	1,330	5%
Services	458,060	104,610	23%	11,750	11%
Other	141,270	27,080	19%	2,230	8%
<b>Totals</b>	<b>939,390</b>	<b>201,550</b>	<b>21%</b>	<b>22,180</b>	<b>11%</b>

**Source:** ABAG Projections '98

## *Status of the General Plan*

The general plan is intended to serve as the blueprint for the growth and development of the community. State law requires that each local jurisdiction prepare and maintain a general plan which contains certain mandated elements and any optional elements as may be appropriate. State law also requires that the various elements of a general plan be internally consistent. The City's General Plan includes all of the elements mandated by state law. The relationship between locally adopted elements and statutory requirements is illustrated in Figure 7.

Except for the Housing Element, there is no State requirement for updating the General Plan at specific times. State guidelines suggest that a general plan should be reviewed annually and perhaps revised on a comprehensive basis every five or ten years. The timing of any major revision depends on the extent to which conditions and assumptions underlying the general plan have changed. The City's General Plan was last revised on a comprehensive basis in 1986; however, several elements have been updated or added since that time. A brief review of the status of each element is provided below.

**General Policies Plan.** The General Policies Plan includes the City's Land Use, Circulation, and Open Space Elements as required by state law. These elements are discussed separately in the following paragraphs.

*Land Use Element.* The 1986 General Policies Plan called for establishment of a Neighborhood Planning Program to refine the citywide land use policies and strategies at the neighborhood level. This program has involved the preparation of 16 neighborhood plans covering all residential and commercial areas of the city, with the exception of the Downtown and the Industrial Corridor. All of these plans have now been completed. Adoption of the final plan, which covers the Hayward Highlands area, occurred in March of 1998. Each of the neighborhood plans has resulted in amendments to the General Plan, primarily changes to land use designations on the General Policies Plan Map, relative to the particular study area. The cumulative impact of all of the neighborhood plans has been to assist in maintaining an updated land use element as overall direction for the next comprehensive revision of the General Plan. The major amendment to the element this past year occurred with adoption of the South of Route 92 Specific Plan.

In 1993, adoption of the Growth Management Element established the Urban Limit Line to clearly define the boundary between planned urban development and permanent open space. In addition to open space areas, this element also defines areas for growth and/or change as well as areas to be conserved and enhanced. The Element promotes implementation of the Downtown Design Plan and Core Area Specific Plan and specifically calls for preparation of an area plan for the Industrial Corridor as well as specific plans for the Cannery Area and the Mission Boulevard Corridor. This element is discussed in more detail in other sections of this report.

# Organization of the Hayward General Plan

State law requires that a jurisdiction's general plan contain elements addressing specific issues where locally relevant. The manner in which these elements are incorporated into a general plan is left to the discretion of the jurisdiction. The table below summarizes the current relationship between the State required planning elements and the City plans that include those elements. The City plans are available as separate documents, but are legally part of the General Plan.

## General Plan Elements and Compliance with State Requirements

<i>Adopted City Plans</i>	<i>Mandated State Planning Elements</i>							
	Land Use	Circulation(1)	Housing	Open Space	Recreation(2)	Conservation	Safety	Noise
General Policies Plan (Adopted 5/6/86)	X	X		X	X			
Housing Element (Adopted 7/26/91)			X					
Conservation and Environmental Protection Element (Adopted 3/22/77)				X		X	X	X
Seismic Safety Element (Adopted 10/24/72)							X	
Noise Element (Adopted 7/26/77)								X
Growth Management Element (Adopted 7/13/93)	X	X		X	X	X		
Economic Development Element (Adopted 12/3/96)	X	X						

(1) Updated 2/24/98

(2) Required under the provisions of the Quimby Act.

*Circulation Element.* An updated Circulation Element was adopted on February 24, 1998, culminating a 16-month process in which a citizen task force assisted staff and a consultant team in evaluating transportation alternatives and formulating policies and strategies. Work is currently proceeding on an update of the Master Plan for the newly renamed Hayward Executive Airport.

*Open Space and Recreation Element.* This element addresses open space concerns such as parks, trails, the shoreline, and grazing and agricultural areas. This element also references the Hayward Area Recreation and Park District Master Plan and serves as the local recreation element required under provisions of the state Quimby Act.

**Housing Element.** The City's Housing Element, last updated in 1991, has been certified by the state Department of Housing and Community Development. Pursuant to existing state requirements, the City must update its current Housing Element by July 1, 2001. Preliminary city staff work will begin next fiscal year as local jurisdictions work with the Association of Bay Area Governments to prepare the next round of housing needs determinations. Work on the update of the Housing Element itself will begin the following fiscal year.

**Economic Development Element.** This is not a mandatory element of a general plan; however, the City adopted the element in 1996 as a separate document to incorporate its previously adopted Economic Development Action Plan and to reflect its importance to the City's long-term planning goals and priorities. Implementation of this element is discussed later in this report.

**Conservation and Environmental Protection Element.** This element, together with other elements addressing noise, seismic safety, and related environmental issues, were originally adopted in the late 1970's. Updated information and policies were incorporated in the revised General Policies Plan adopted in 1986. More recent information on seismic risks and mitigation measures has become available in the past few years. Information generated during the preparation of the Circulation Element Update is available to assist in analysis of current noise and air quality issues.

**Growth Management Element.** While not a mandatory element, this city document adopted in 1993 provides principles and standards for accommodating development commensurate with the ability to provide public facilities and services and in a manner which maintains the quality of life. It also calls for an annual report on compliance with the principles and standards. Because of its interrelationships with other elements, consideration could be given to integrating this element into a revised comprehensive General Plan document at some point in the future.

## ***Progress in Implementation of the General Plan and Compliance with Growth Management Principles and Standards***

The most basic planning policies of the City are incorporated in the General Plan. Design guidelines and neighborhood and specific area plans supplement the General Plan policies. Progress in the implementation of the General Plan over the past year is summarized in the following sections. Major accomplishments during 1998 are presented by broad subject areas which correspond to chapters in the General Policies Plan. In addition, compliance with growth management principles and standards is summarized in these sections.

The Growth Management Element of the General Plan was adopted by the Hayward City Council on July 13, 1993. The Element articulates planning principles to guide future growth into patterns that are efficient, healthy and pleasant for the people who live and work in the City of Hayward. The Element also calls for an annual report of compliance with growth management principles and standards. This section is intended to fulfill that requirement.

### **Patterns of Growth**

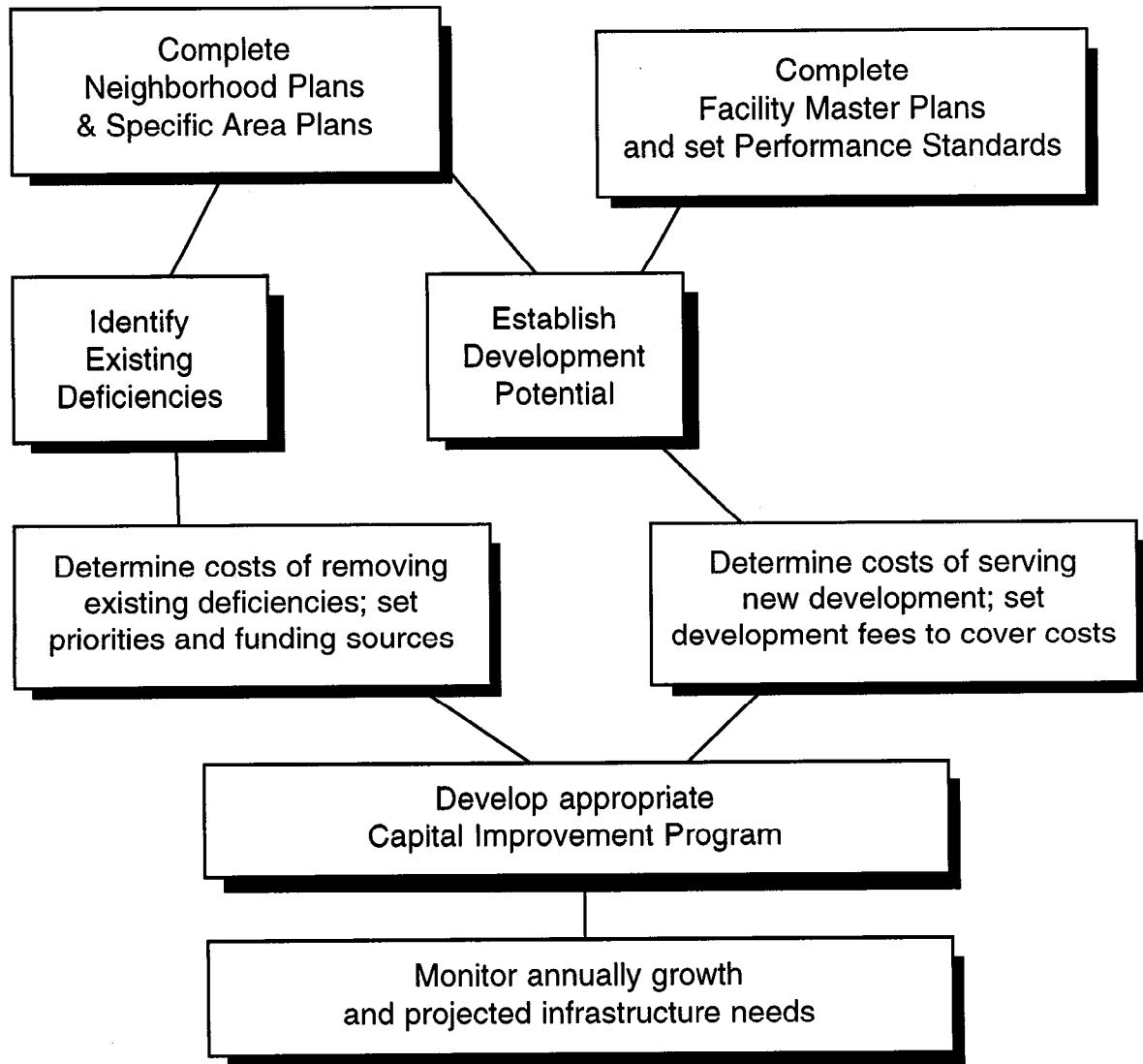
The Growth Management Element establishes a structure for shaping growth and development in an integrated way that maintains the quality of life for neighborhood residents, opens new opportunities for growth and economic development, and protects valuable open space. The element identifies three distinct types of areas in Hayward's pattern of development. These include permanent open space areas, growth and/or change areas, and neighborhood conservation areas. Development activity within each of these areas during 1998 is summarized in the section on Shape of the City.

The objective of planning efforts prescribed in the *Growth Management Element* is the formation of complete, integrated communities. Such a community should offer a full range of housing opportunities, a strong economic base, appropriate places for shopping, civic, cultural and recreational activities, adequate open space and patterns of development which support efficient transportation. In this regard, the most immediate need has been to complete neighborhood and area plans, establishing the potential for development consistent with Growth Management policies and local constraints. This type of long-range planning is an essential component of programming appropriate public infrastructure to maintain City standards.

### **Levels of Infrastructure and Services**

The Growth Management planning process is summarized in Figure 8. Significant progress has been made during the past year with adoption of the last remaining neighborhood plan, adoption of the South of Route 92 Specific Plan, and adoption of the update of the Circulation Element.

# **GROWTH MANAGEMENT INFRASTRUCTURE PLANNING PROCESS**



Refinement of the development potential and existing deficiencies will occur on a continuing basis in the future through the preparation of additional area plans and updates of public facility master plans.

The Growth Management Element has established benchmarks for monitoring the adequacy of public infrastructure and services. These include the following: transportation, water supply, wastewater collection and treatment, parks and recreation, schools, libraries, fire protection, police services, and environmental quality. Activity during 1998 within each of these functional areas is summarized in the subsequent sections. The Growth Management Element also calls for establishment of development impact fees where appropriate, as well as other funding mechanisms, to address infrastructure needs. Priorities for funding infrastructure improvements are addressed each year through the development of the Capital Improvement Program.



## ***Regional Context***

The issues of concern to Hayward are often linked to similar concerns at the regional and county levels. Some of the numerous agencies with which Hayward must coordinate on various issues are profiled in Figure 9. Highlights from some of these agencies' activities during 1998 are presented below.

### ***Regional Outlook***

- \* According to the Center for the Continuing Study of the California Economy in its 1999 Edition of *California Economic Growth*, the San Francisco Bay Area, with a population of 6.8 million residents, is the fifth largest metropolitan market in the United States. With a regional gross product of \$283 billion in 1998, the Bay Area is the world's 19<sup>th</sup> largest economic market. Per capita income levels are the highest in California, and household incomes are now more than 30% above the national average. The Bay Area has emerged from the recession in the early 1990s with a surge of economic growth based primarily on the region's technology base. Other high growth sectors include foreign trade, tourism and entertainment, and professional services. In addition, two future growth markets, multimedia and tools to access and use the Internet, symbolize the important role of Silicon Valley.
- \* According to the Association of Bay Area Governments (ABAG), local job growth is slowing down from the rapid rate of recent years, and Southern California has overtaken the Bay Area as the leader in state job growth. The downturn is primarily due to the region's heavy involvement in trade with struggling economies in Southeast Asia and Latin America. The Bay Area's diversity will continue to fuel stable economic growth throughout the region; however, just 20,000 new jobs are projected in the year 2000, as compared to 40,000 this year and 86,000 last year. High technology manufacturing jobs saw no growth in 1998 after posting a 4 percent gain in 1997.
- \* According to ABAG's *Projections '98* report, between 1995 and 2020, the Bay Area will add about 1.4 million new residents. Housing production will continue to lag behind demand during this period despite a production level of approximately 508,000 new households. This is lower than the potential demand for housing, but is generally reflective of local policies. . One of the major areas of concern is the availability of affordable housing to accommodate anticipated new workers. According to the California Association of Realtors, the median resale home price in 1998 was \$318,410, up 20.6 percent from \$264,890 in 1996.

## ***Subregional Activity***

- \* According to the State Department of Finance, Alameda County added 29,800 people during 1998, giving it a total population of 1,428,300. This represents an annual growth rate of 2.1%, placing it second among counties in the Bay Area just slightly behind Contra Costa County. Although the economy has cooled somewhat, the combined unemployment rate for both counties is a mere 3.2%, according to the Bay Area Council. Housing has not kept pace with job growth, however, as the Oakland metropolitan area remains the 11<sup>th</sup> least-affordable housing market in the country.
- \* According to the Alameda County Congestion Management Agency (CMA), overall miles of congestion on the major roadways included in the Metropolitan Transportation System declined between 1997 and 1998, primarily due to the implementation of new infrastructure and operational improvements. However, congestion on some road segments has increased, and deficiency plans may be required for the first time. For example, I-580 eastbound from I-680 to Santa Rita Road operated at LOS F in the afternoon peak period for the first time in 1998. Overall average speeds on freeways in the county increased from 47.0 to 47.7 miles per hour, or about 1.6 percent, compared to 1997. Average speeds on arterials remained relatively constant at 25.4 miles per hour. AC Transit increased the number of bus routes with 30-minute or less headways as a result of restructuring its transbay service; however, mid-day and evening headways are less frequent.. Over 10 miles of new bike lanes were completed. Continued growth in Alameda County and adjoining counties, coupled with current trends toward higher percentages of solo drivers, indicates a need for incentives to use alternative modes as well as capital improvements to address future needs.
- \* Reauthorization of Measure B, the half-cent sales tax adopted in 1986 to fund transportation improvements throughout the County and due to expire in 2002, failed to secure the necessary approval of the voters in the June 1998 election. Measure B is the primary source of funds for local improvement projects. The Alameda County Congestion Management Agency (CMA) and the Alameda County Transportation Authority (ACTA) have begun the process of reviewing the proposed Expenditure Plan with the intention of resubmitting the issue of reauthorization of Measure B to the voters again in the near future.
- \* The East Bay Dischargers Authority (EBDA), a joint powers authority, of which Hayward is a member, has reached tentative agreement with Tri-Valley area jurisdictions through LAVWMA about the use of EBDA outfall capacity in order to serve anticipated future growth.

## ***Some of the Agencies Planning for the San Francisco Bay Area***

### ***Bay Area Air Quality Management District (BAAQMD)***

Established by the State to develop and enforce regulations on stationary sources of air pollution. Develops plans to reach air quality standards, but lacks enforcement for necessary transportation measures.

### ***Association of Bay Area Governments (ABAG)***

Voluntary regional body which initially attempted land use planning, still develops population, jobs, and housing projections, and reviews applications for federal funds. Its 38-member executive board is composed of local government representatives distributed in proportion to population.

### ***Metropolitan Transportation Commission (MTC)***

Established by the State for regional, multi-modal long-range transportation planning. Determines which proposed transportation improvements to put in the Regional Transportation Improvement Plan. Board is composed of 16 local government appointees plus a CalTrans, D.O.T., and H.U.D representative.

### ***Bay Conservation and Development Commission (BCDC)***

Established by the state to manage and plan the shoreline and waters of the San Francisco, San Pablo, and Suisun Bays. The 27-member Commission is appointed by the Governor, local jurisdictions, and State and Federal agencies.

### ***CalTrans***

Established by the State to plan and develop highways. Now also assists with rural transit and inter-city rail. Reports to the State Secretary of the Business, Housing, and Transportation Agency, and gets approval from the California Transportation Commission.

### ***Transit Operators: 13 major, 28 total***

Includes Alameda-Contra Costa Transit and BART, whose boards are elected locally by district.

### ***County Congestion Management Agencies (CMA's)***

Created to monitor land use changes in congested traffic corridors and to develop capital improvement plans to improve traffic levels of service. The Alameda County CMA is composed of locally-elected officials such as City Councilmembers.

### ***Park Districts***

Includes East Bay Regional Park Districts, whose members are elected by district.

### ***Water and Sewer Districts and Regional Water Quality Control Board***

Includes San Francisco Water Department, East Bay Municipal Utilities District, East Bay Dischargers Authority, City of Hayward, and Oro Loma.

### ***Waste Management Authorities***

Includes Alameda County Waste Management Authority.

## *Community Image*

The image of the City is directly affected by the extent and quality of its physical development. The table below provides a summary of generalized land use within the city limits of Hayward. The following four sections summarize progress on establishment of the Urban Limit Line as well as development activity during the past year within open space areas, growth areas, and conservation areas, as defined in the Growth Management Element. The integration and cohesiveness of the physical development are in turn affected by the city's political boundaries. Consequently, this section also summarizes annexation activity in the remaining unincorporated areas. Finally, the quality of the physical environment is related to various aspects of urban design, such as development ordinances and regulations, as well as maintenance and enforcement of community standards.

<i>Urban Land and Open Space within the City of Hayward</i>	
<b>Land Use Description</b>	<b>Square Miles</b>
<b>Urban Land (Developed Areas)</b>	<b>30 sq.mi.</b>
<b>Baylands (Marshes, Salt Ponds, ect.)</b>	<b>9 sq. mi.</b>
<b>Rangelands (East Hills Annex)</b>	<b>5 sq.mi.</b>
<b>Water (San Francisco Bay)</b>	<b>17 sq.mi.</b>
<b>Total Square Miles within the City of Hayward</b>	<b>61 sq.mi.</b>

## *Open Space*

One of the key issues addressed in the *Growth Management Element* is identification of areas to be preserved and protected as permanent open space.

### *Open Space Strategies*

The *Growth Management Element* calls for setting urban limit lines to define the areas where the City expects to serve urban development. Defining urban limits seeks to:

- \* Secure an open space setting for Hayward in the future, increasing long-term desirability as a place to live and invest;
- \* Avoid costs and hazards associated with development in unstable areas and in areas beyond timely fire response due to seismic and wildfire factors;
- \* Reduce public costs associated with sprawl such as more vehicle trip miles which generate more noise and air pollution, and higher per capita costs for water, sewer, roads and emergency response;
- \* Help channel private investment towards regeneration of obsolete industrial areas, old shopping centers and gas stations, and derelict housing by utilizing and upgrading existing public investment in utilities, transit and schools.

The *Growth Management Element* also expands on General Policies Plan strategies for preserving open space connections along creeks and waterways with provisional development setbacks. More specific strategies for sensitive hill development were adopted and potential sites for large district parks were identified.

### *1998 Activity*

- \* In late December, an appellate court declared invalid an open space initiative petition adopted by the City Council in early 1997. As a result of this decision, future amendments of certain open space designations and supporting policies in the General Policies Plan will not require voter approval.
- \* The Urban Limit Line was originally adopted in 1993 as part of the Growth Management Element. (See Figure 10) Adoption of the segment in the shoreline area south of Route 92 accompanied completion of the South of Route 92 Specific Plan in February of 1998.
- \* The approved plan for Blue Rock Country Club includes proposals to build an 18-hole golf course and dedicate the surrounding 1,300 acres as permanent open space.



- \* Plans for regional trails have been incorporated in the Walpert Ridge Specific Plan and development agreement for the Blue Rock Country Club, and are being pursued during the city's review of development proposed by the South of Route 92 Specific Plan.
- \* An enhancement plan for the 155-acre HARD property north of Route 92 was completed this year. The plan incorporates measures to restore marshes and wildlife habitat as well as to improve water flows around the Shoreline Interpretative Center.
- \* The State is nearing completion of the draft marsh restoration and enhancement plan for the 800-acre Baumberg Tract in the shoreline area (originally part of the South of Route 92 Specific Plan area).

## ***Growth/Change Areas***

The second key issue addressed in the *Growth Management Element* is identification of the areas with the most potential for growth. In the identified change areas, higher intensity development designed to fit with non-automotive modes of travel is seen to add to economic and cultural opportunities in the City.

### ***Growth Strategies***

The areas and types of development which offer the most potential for beneficial change and development are depicted in Figure 11 and further described as follows:

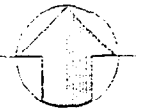
- **Downtown** - Emphasize development which includes cultural offerings, specialty retail and ownership housing with a high level of pedestrian amenity and transit access.
- **South Hayward BART Area** - Seek local-serving commercial, mixed use and park development to complement the denser residential development to form a desirable, walkable transit-oriented area.
- **Mission Boulevard Corridor** - Give priority for undergrounding utilities and beautification to attract more transit and pedestrian oriented development including student-oriented retail.
- **Old Industrial Cannery Area** - Improve access for mixed use, employment-generating development featuring park setting such as workshops, offices, business services, research and development, and live-work lofts.
- **Industrial Corridor** - Identify high-visibility opportunity areas and pursue circulation and transit improvements to attract the desirable forms of economic development including international trade, university-related research, and environmentally-friendly businesses as well as warehouse retail and business support retail services.

### ***1998 Activity***

- \* The downtown continued to be the focus of considerable activity in 1998. The new parking garage across Watkins Street from City Hall opened in December, and the adjacent retail shops along B Street are nearing completion.



- \* More activity has been occurring elsewhere in the area surrounding City Hall. To the west, construction began on the 192-unit Meridien condominium complex. To the north, the City has approved development applications for a new retail complex across B Street, which will include a new Lucky/Sav-on store as well as smaller shops.
- \* The Redevelopment Agency completed the sale of the 11-story City Center building on Foothill Boulevard.
- \* Redevelopment Agency staff is pursuing potential development on the remaining portions of Site 2 (between City Hall and the BART station) and Site 3 (east of the Post Office). Agency staff is also pursuing potential property acquisitions in Site 4. (the block between the Main Library and Atherton Place).
- \* The Redevelopment Agency approved expansion of the redevelopment project area between A Street and Winton Avenue extending from the Downtown and including the old Cannery Area westward to Amador Street. Expansion of the existing Redevelopment Area will assist in the revitalization of both the BART station area and the Burbank neighborhood.
- \* Significant development activity also occurred outside the Downtown area. Building permits issued for new construction in commercial and industrial developments totaled over 1.2 million square feet, or slightly higher than the 1.1 million square feet built in 1997. Almost all of the permits were for industrial and warehouse construction. The location of commercial and industrial development projects issued building permits in 1998 is shown in Figure 11; the amount of development within these projects is summarized in the accompanying table in Figure 12. As noted in the table, approximately 600,000 square feet of development for which building permits were issued during 1998, were also included in projects that were listed as approved in the 1997 State of the City Report. Major projects now under construction include the Mt. Eden Business Park and the Opus and Koll developments. In addition to new construction, a variety of tenant improvement projects, primarily involving conversion from warehouse space to office space, accounted for approximately 145,000 square feet. This reflects the continuing trend toward an increase in the intensity of development within the Industrial Corridor and a change from warehouse to high-tech, biotech, and sales uses.

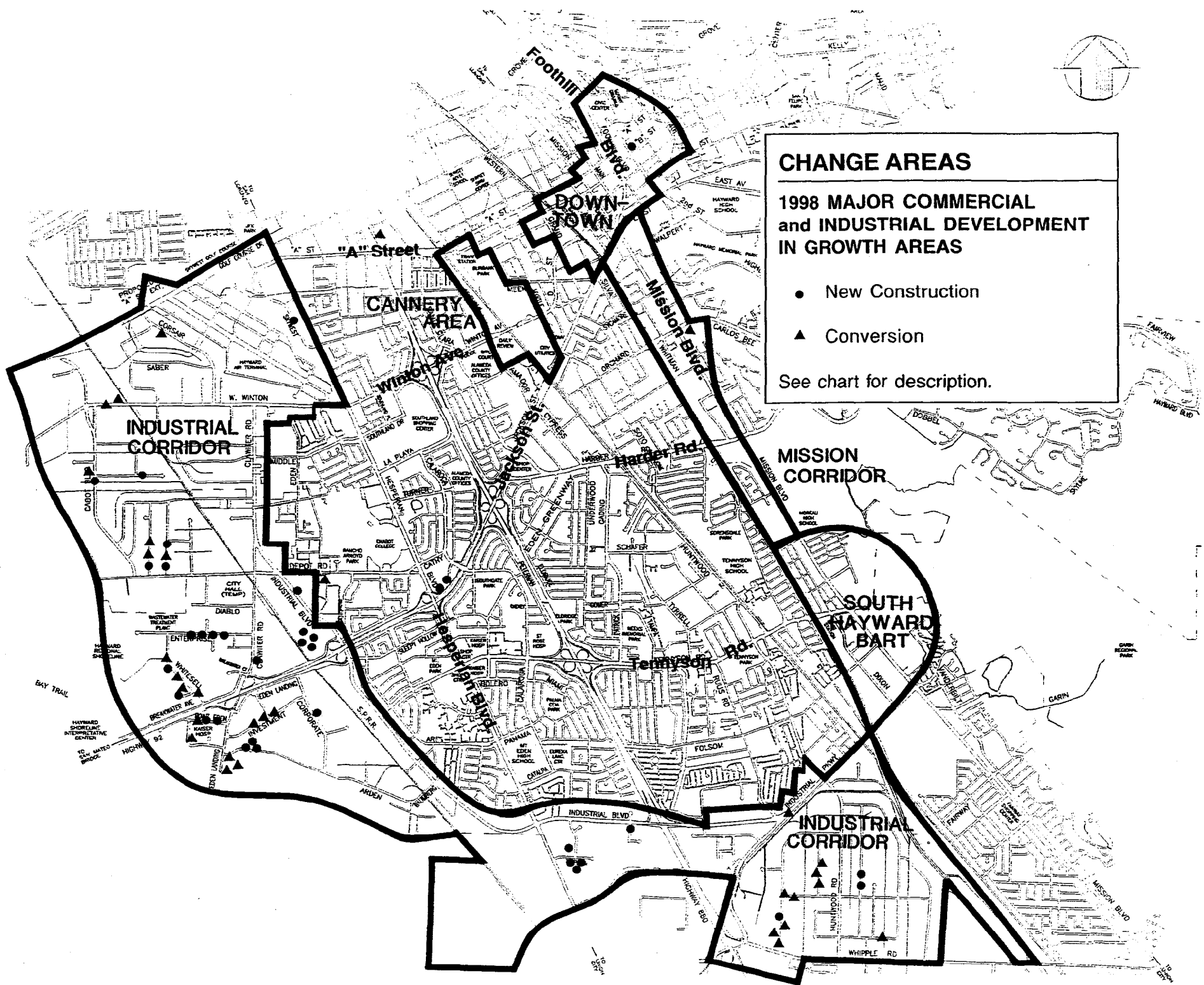


## CHANGE AREAS

### 1998 MAJOR COMMERCIAL and INDUSTRIAL DEVELOPMENT IN GROWTH AREAS

- New Construction
- ▲ Conversion

See chart for description.



**1998 Commercial and Industrial Development**  
(Based on Building Permits Issued)

Address	Owner/Applicant	Proposed Use	Building Sq. Ft.
<b>Major New Construction (Over 10,000 Sq. Ft.):</b>			
2265 Davis Ct.		Industrial/Warehouse	65,600
2293 Tripaldi Ave.		Industrial/Warehouse	18,350
23482 Foley St.		Industrial/Warehouse	20,266
25450 Clawiter Rd.	Berkeley Farms	Office/Service	19,700
30803 San Clemente St.	Alan M. Leeson Trustee	Office/Service	10,092
30803 San Clemente St.	Alan M. Leeson Trustee	Industrial/Warehouse	53,936
31260 Wiegman Rd.	Reynolds Metals	Industrial/Warehouse	84,480
3527 Arden Rd.	Opus Southwest Corporation	Industrial/Warehouse	40,463
3825 Bay Center Place	Speiker Properties	Industrial/Warehouse	69,512
3929 Point Eden Way	Brittannia Development	Industrial/Warehouse	72,467
3953 Point Eden Way	Britannia Development Co.	Industrial/Warehouse	60,198
3271 Arden Rd.*	Koll Arden Group	Industrial/Warehouse	121,920
26460 Corporate Ave.*	ETEC Systems	Industrial/Warehouse	196,500
25801 Industrial Blvd.*	Mt. Eden Business Park	Industrial/Warehouse	42,855
25821 Industrial Blvd.*	Mt. Eden Business Park	Industrial/Warehouse	90,910
25841 Industrial Blvd.*	Mt. Eden Business Park	Industrial/Warehouse	74,519
25861 Industrial Blvd.*	Mt. Eden Business Park	Industrial/Warehouse	74,519
<b>Other New Construction (Under 10,000 Sq. Ft.):</b>			
See map for locations.	Total of 10 Projects	Industrial/Warehouse	43,086
See map for locations.	Total of 4 Projects	Office/Service and Retail Commercial	7,997
<b>New Construction Total:</b>			<b>1,167,370</b>
<b>Major Conversions (Over 10,000 Sq. Ft.):</b>			
3536 Arden Rd.	Prince of Peace Enterprises	Office/Service (Conversion from Warehouse)	15,112
3995 Point Eden Way		Office/Service (Conversion from Warehouse)	43,260
<b>Other Conversions (Under 10,000 Sq. Ft.):</b>			
See map for locations.	Total of 29 Projects	Office/Service and Retail/Commercial (Conversion from Warehouse)	86,246
<b>Conversion Total:</b>			<b>144,618</b>

Source: City of Hayward DIS Permit Data

\*Indicates project was also listed in 1997 State of the City Report as approved development

## ***Conservation Areas***

The third key objective in the *Growth Management Element* is the development of strategies for those areas where neighborhood livability is to be enhanced and protected from disruptive changes.

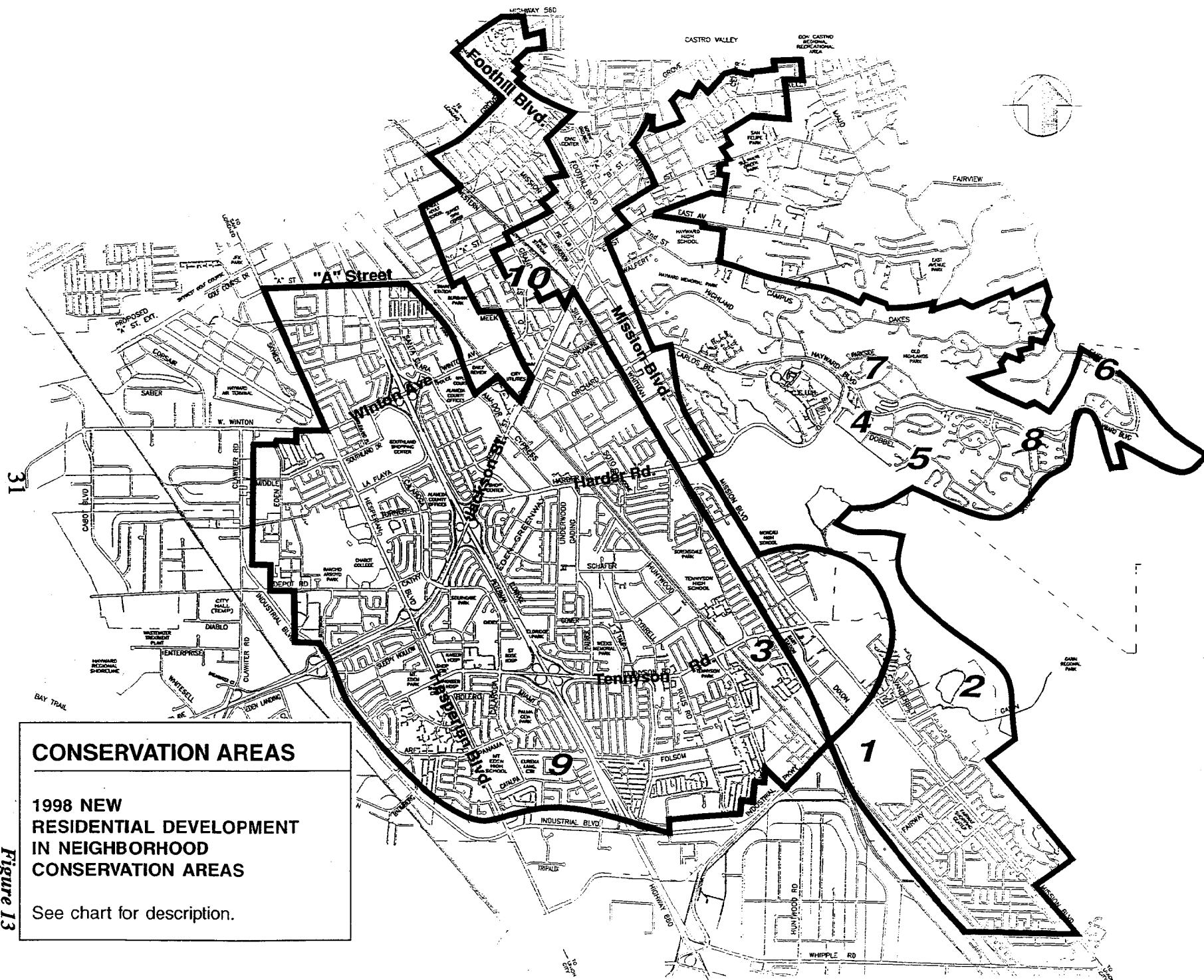
### ***Conservation Area Strategies***

There are many aspects to controlling development and upgrading the quality of life in Conservation Areas (see Figure 13) which include:

- \* Strengthen the social fabric of neighborhoods by encouraging owner-occupied housing and businesses that serve local needs and by protecting historic buildings;
- \* Maintain the design coherence of development in conservation areas by requiring conformance with design guidelines and by limiting high intensity development to activity centers and major transit corridors;
- \* Protect neighborhoods from excessive noise, air pollution and incompatible land uses;
- \* Improve conservation areas by providing adequate public facilities and enforcing community standards.

### ***1998 Activity***

- \* All of the residential construction begun during 1998 was single-family detached housing, with the exception of one condominium complex next to the Downtown BART station (See Figure 14).
- \* Sidewalk repairs were completed at various locations throughout the city as part of the Sidewalk Rehabilitation Program.
- \* The City has continued to implement various first-time homebuyer assistance programs in an effort to increase the opportunities for home ownership. Specific highlights are reviewed in the section on Housing and Neighborhood Preservation.
- \* Under the Neighborhood Focus Operations Program, efforts of various city departments are to be concentrated in a particular neighborhood for a period of approximately four to six months in order to improve the appearance of public right-of-ways and encourage the continued maintenance of private property by area residents. Portions of the Schafer Park area were the focus of attention during most of 1998.



**1998 New Residential Development  
in Neighborhood Conservation Areas**  
(Based on Building Permits Issued)

Map	Address/Project	Use	New Units in '98	Daily Auto Trips	Within 1/2 mile walk of Park?	School Site Constraints
1	Twin Bridges	Single-family	239	2,390	Yes	*
2	Clearbrook Highlands	Single-family	56	560	Yes	*
3	Pacific Scene	Single-family	49	490	Yes	*
4	Civic Ave	Single-family	1	10	Yes	*
5	Dobbel Ave.	Single-family	1	10	Yes	*
6	Fox Hollow Dr.	Single-family	1	10	Yes	*
7	Hillcrest Ave.	Single-family	1	10	Yes	*
8	La Mesa Dr.	Single-family	1	10	Yes	*
9	Tulip Ave.	Multi-family	2	10	Yes	*
10	Meridian	Multi-family	192	1248	Yes	*
<b>Total</b>			<b>543</b>	<b>4,748</b>		

\*HUSD reports that all school sites are currently impacted, with the exception of Tennyson High School.

## ***Annexation Activity***

As noted previously, Hayward surrounds several "islands" or pockets of unincorporated areas which contain significant potential for additional housing development. There are also other unincorporated areas on the fringe of Hayward where the City and the County could better coordinate planning efforts. The General Policies Plan calls for more rational boundaries in order to form a more cohesive city, clarify areas of governmental responsibility and provide for more efficient delivery of public services. The strategies specifically state that the City should:

- 1) Consider annexing islands and adjoining areas of urbanized development in the County with consideration given to desires of affected people, costs to the City, and extent to which the area is physically tied to the City;
- 2) Continue to pursue joint planning for any areas which remain unincorporated and continue to consider provision of services to such areas in recognition of their physical relationship to the City;
- 3) Retain the East Hills Annex to facilitate inter-jurisdictional planning for the ridgelands and establishment of urban limit lines.

The City Council has placed a priority on addressing certain gateway corridors at the northern edge of the city. This past year, staff continued to work with County staff in evaluating the feasibility of a proposal to annex the area along Foothill Boulevard and Mission Boulevard north to Mattox Road.

### ***Residential Areas***

Significant steps have been taken with regard to unincorporated island areas since 1990. The Happyland area south of West A Street was annexed in 1990 and the Tennyson-Alquire area was annexed in 1991. Annexation of the Garin Avenue area bordering Garin Regional Park was approved by the Alameda County Local Agency Formation Commission in 1995 and by the City Council in 1996.

In the past, the feasibility of annexing unincorporated islands in the Mount Eden area has been discussed with the County and affected residents and property owners. The City recognizes there may be existing health and safety problems on individual parcels in this area, but would rather not encourage piecemeal annexations. The City Council has adopted a resolution limiting the approval of Utility Service Agreements to those instances where there are documented health and safety problems.

In addition to the above areas, other areas have been proposed for annexation to the City in adopted Neighborhood Plans. Included are areas in Mission-Garin (remaining area between Mission Boulevard and Garin Regional Park) and North Hayward (Vallejo Street, Sunset Boulevard).

### ***Industrial Corridor***

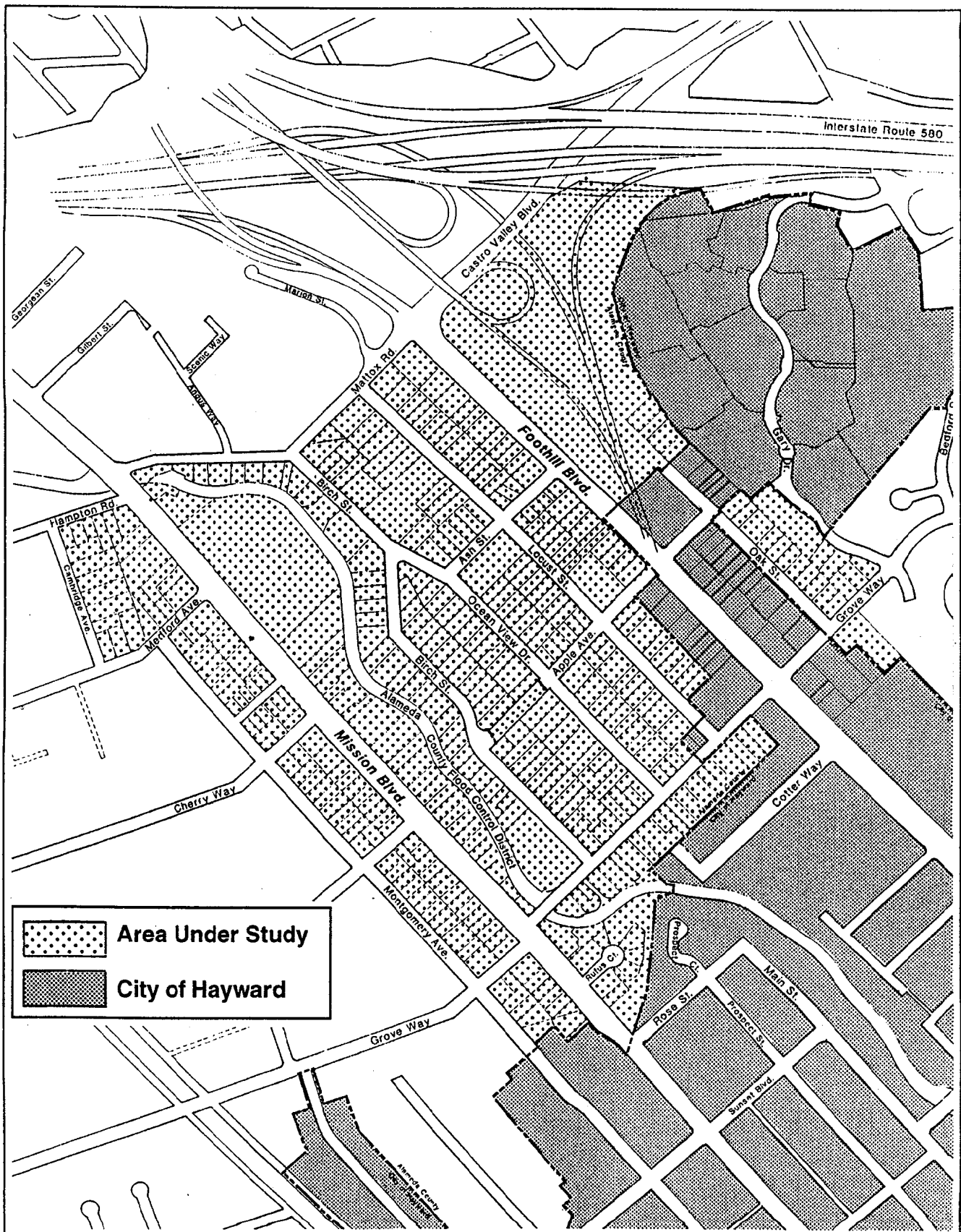
An area in the Industrial Corridor that is now being proposed for annexation is the 108-acre Oliver Trust property (gladioli fields) south of Industrial Boulevard and west of Hesperian Boulevard. Processing of this proposal has been initiated at the request of the property owners, and follows adoption of the South of Route 92 Specific Plan.

Annexation of another unincorporated area along Dunn Road has been discussed as part of the Mount Eden proposals. The remaining unincorporated area in the Industrial Corridor includes properties along the south side of Depot Road, including several auto wrecking yards. Interest in annexation of this area continues following annexation of a portion of the area several years ago.

### ***East Hills Annex***

The East Hills Annex is an area containing approximately 2,600 acres, which extends eastward from Walpert Ridge to Pleasanton Ridge. While current policy is to retain most of this area, the Ridgeland Agreement with Pleasanton and Alameda County calls for those properties with frontage along Santos Ranch Road to be detached from Hayward.





## FOOTHILL/MISSION CORRIDOR ANNEXATION

## ***Circulation***

Overall goals for transportation in the Growth Management Element are to provide safe and efficient transportation through and within Hayward and to encourage alternative modes of travel. The Element also states that transit-first planning should be considered on a regional basis in order to move people through Hayward from other areas. As the transportation modes must connect and typically use the same public rights-of-way, it is necessary to plan them together.

### ***Transportation Planning Strategies***

Transportation planning strategies which affect Hayward emanate from a plethora of governmental agencies, each with its own mandates related to planning both the subregional and regional circulation systems. These agencies include the State Department of Transportation (Caltrans), the regional Metropolitan Transportation Commission (MTC), and at the subregional level, the Alameda County Congestion Management Agency (CMA).

Within the past year, the City has adopted a comprehensive update of the Circulation Element of the General Plan. Major issues addressed by the goals, policies and strategies include the following:

- \* Dealing with regional traffic on freeways and major arterials;
- \* Promoting public transit and alternative modes of transportation;
- \* Improving local access and circulation within Hayward; and
- \* Funding the proposed transportation improvements.

### ***1998 Activity***

- \* The Circulation Element Update was adopted by the City Council on February 24, 1998. The existing transportation network and proposed improvements are shown in Figure 16. Major projects completed this year or currently underway include the D Street Extension (Phase II), median landscaping along Foothill Boulevard, intermodal transfer facility improvements at the Downtown BART station, connection of Arden Road with Eden Landing Road, and installation of traffic signals at various locations.
- \* Reauthorization of the Measure B sales tax, and a proposed Expenditure Plan which included funding for some of the proposed transportation improvement projects in the city, failed to gain the required approval by voters in June of 1998 (also see discussion under the section on Regional Context). Resubmittal to the voters is expected in the near future.

## CIRCULATION ELEMENT UPDATE PROPOSED TRANSPORTATION IMPROVEMENTS

### TRANSIT IMPROVEMENTS

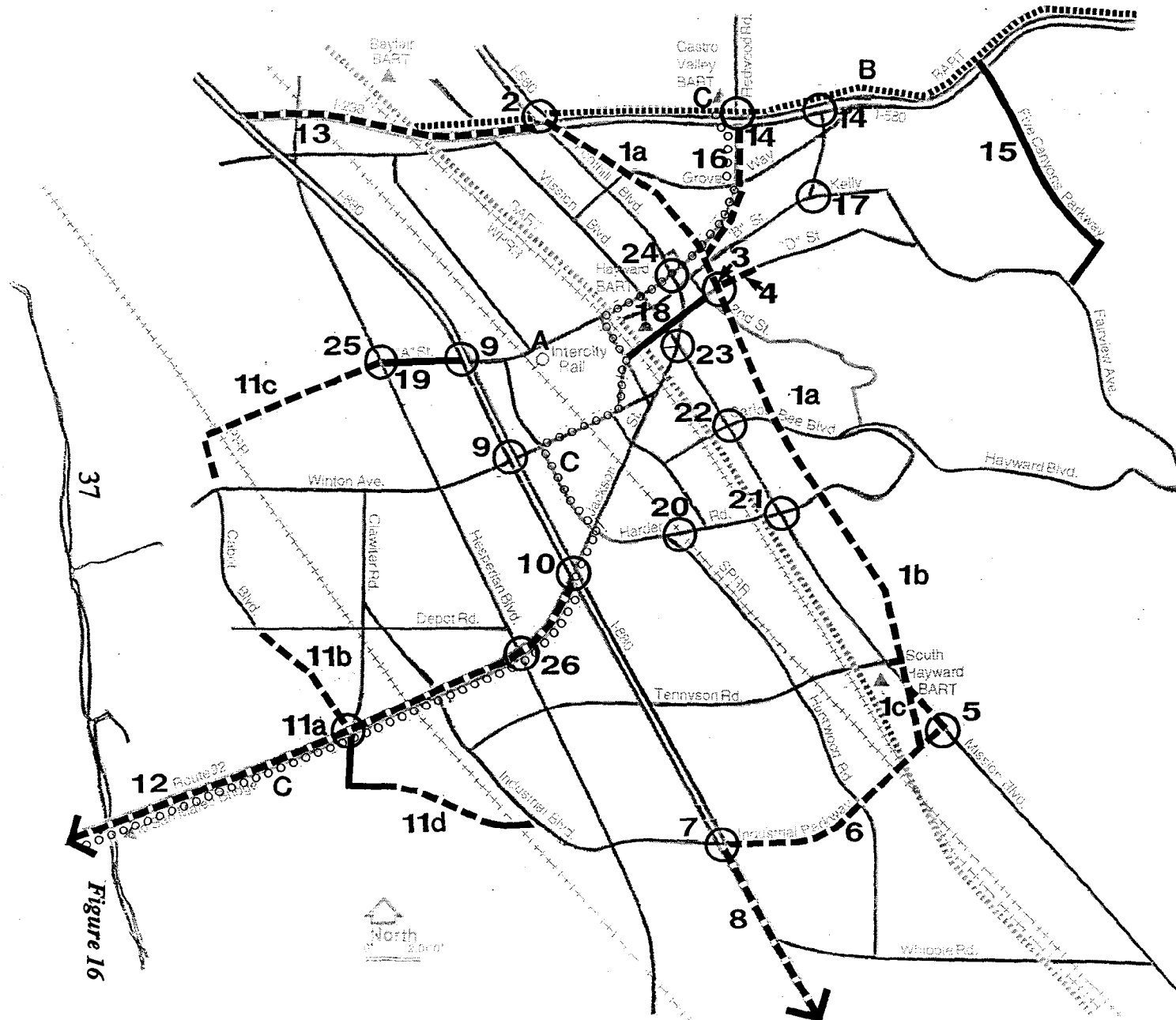
(See text for detailed description)

- A Intercity Rail Station (completed)
- B Dublin/Pleasanton BART Extension (completed)
- Warm Springs BART Extension (not shown)
- West Dublin BART Station (not shown)
- C Express Bus Service between Castro Valley BART and San Mateo County

### ROADWAY IMPROVEMENTS

(See text for detailed description)

- 1 Route 238 Bypass - 6 Lane Freeway
- Phase 1: Construct 4-lane Expressway
- 1a Stage 1 - I-580 to Harder Rd.
- 1b Stage 2 - Harder Rd. to Tennyson Rd.
- 1c Stage 3 - Tennyson Rd. to Industrial Parkway
- Phase 2: Upgrade to 4-lane Freeway
- Phase 3: Upgrade to 6-lane Freeway
- 2 I-580 WB Flyover to SB Route 238
- 3 "D" St. Ramps and Connectors
- 4 "D" St. Extension - Phase III Widening
- 5 Mission Blvd./Industrial Parkway Intersection Spot Widening
- 6 Industrial Pkwy. Widening
- 7 I-880/Industrial Pkwy. Interchange
- 8 I-880 Widening (Phase IV)
- 9 I-880/"A" St. and Winton Ave. Interchanges
- 10 I-880/Route 92 Interchange Upgrade (with access to Winton Ave.)
- 11 I-880/Route 92 Reliever Route:
  - a Clawiter/Whitesell/Route 92 Interchange;
  - b Whitesell St. Extension;
  - c West "A" St. Extension;
  - d Arden Rd. Extension (completed)
- 12 Route 92 Widening
- 13 I-238 Widening (with added truck lanes)
- 14 I-580 On/Off Ramps
- 15 Five Canyons Parkway (completed)
- 16 Redwood Rd./"A" Street Widening
- 17 "B" St./Center/Kelly Intersection Improvements
- 18 "D" St. Extension (Phase II) (completed)
- 19 West "A" St. Widening (completed)
- 20 Harder Rd. Grade Separation
- 21 Mission/Harder Intersection Improvements
- 22 Mission/Carlos Bee Intersection Improvements
- 23 Mission/Foothill/Jackson Grade Separation
- 24 "A" Street/Foothill Intersection Improvements
- 25 West "A" Street/Hesperian Intersection Improvements
- 26 Hesperian Blvd./Route 92 EB Ramp Improvements



- \* Based on recent information provided by the Alameda County Congestion Management Agency, service levels appear to have improved on certain major road segments between 1997 and 1998. Congested roadway segments include those roadways where the Level of Service (LOS) is "E" or "F". In the afternoon peak period, I-238 eastbound from I-880 to I-580, as well as the ramp from southbound I-880 to eastbound I-238, improved from LOS F to LOS D. However, the ramp from northbound I-880 to eastbound I-238 continues to operate at LOS F. In addition, I-238 westbound from I-580 to I-880 continues to operate at LOS F in both the morning and afternoon peak periods. Also, State Route 92 eastbound from the San Mateo County line to I-880 continues to operate at LOS F in the afternoon peak period. The City does not conduct annual surveys of levels of service for local roadway segments and intersections on a comprehensive basis.
- \* The Alameda/Contra Costa Transit District restructured its transbay service routes during this past year as part of its implementation of the Comprehensive Service Plan.
- \* The City has allocated over \$100,000 during this fiscal year for design and construction of approximately 70 wheelchair ramps, primarily located in the Glen Eden neighborhood between Calaroga Avenue and the Nimitz Freeway.
- \* The Hayward Executive Airport experienced a large decrease in aircraft operations this past year due to the weather conditions precipitated by El Nino. The Federal Aviation Administration recently reported 150,496 aircraft operations in 1998, as contrasted with approximately 180,000 aircraft operations in both 1996 and 1997. Work is continuing on the update of the Master Plan, with completion anticipated later this year.

## ***Housing and Neighborhood Preservation***

The City has continued its focus on housing and neighborhood preservation issues and programs in tandem with its focus on securing and expanding the city's economic base. The City Council recognizes that existing neighborhoods require a certain level of public resources in order to maintain them as desirable places to live. The relative affordability of Hayward's older neighborhoods require that essential city services which help maintain a neighborhood's image are continued. The City undertook several efforts to ensure that neighborhood revitalization remained a policy and budget priority in 1998. Related efforts are also described in the section on Conservation Areas.

### ***Housing Strategies***

Strategies in both the Housing Element and Growth Management Element call for completion of the Neighborhood Planning Program and continued emphasis on increasing home ownership opportunities. Other adopted strategies address the following concerns:

- \* Develop housing programs to maintain and improve the existing housing stock in order to enhance and stabilize older neighborhoods while also increasing home ownership rates.
- \* Encourage infill development that is compatible with and enhances existing neighborhood areas.
- \* Support higher residential densities in appropriate locations such as designated activity centers and along major transit routes.
- \* Continue to protect neighborhoods by implementing existing city ordinances such as the Community Preservation Ordinance.

### ***1998 Activity***

- \* The Neighborhood Planning Program was concluded this year with adoption of the Hayward Highlands Neighborhood Plan on February 24, 1998. (See Figure 17)
- \* The City continued to take a proactive approach to increase its homeownership rate (see Figure 18 for current estimated owner-occupancy rates). Activities to implement the 70% home ownership goal included the following:
  - The fourth annual Homebuyer's Faire was held at Southland Mall in March and was highly successful;
  - Approximately 4,662 people obtained information and assistance about the home buying process as well as the City's first-time homebuyer programs during the period from July 1997 through December 1998;

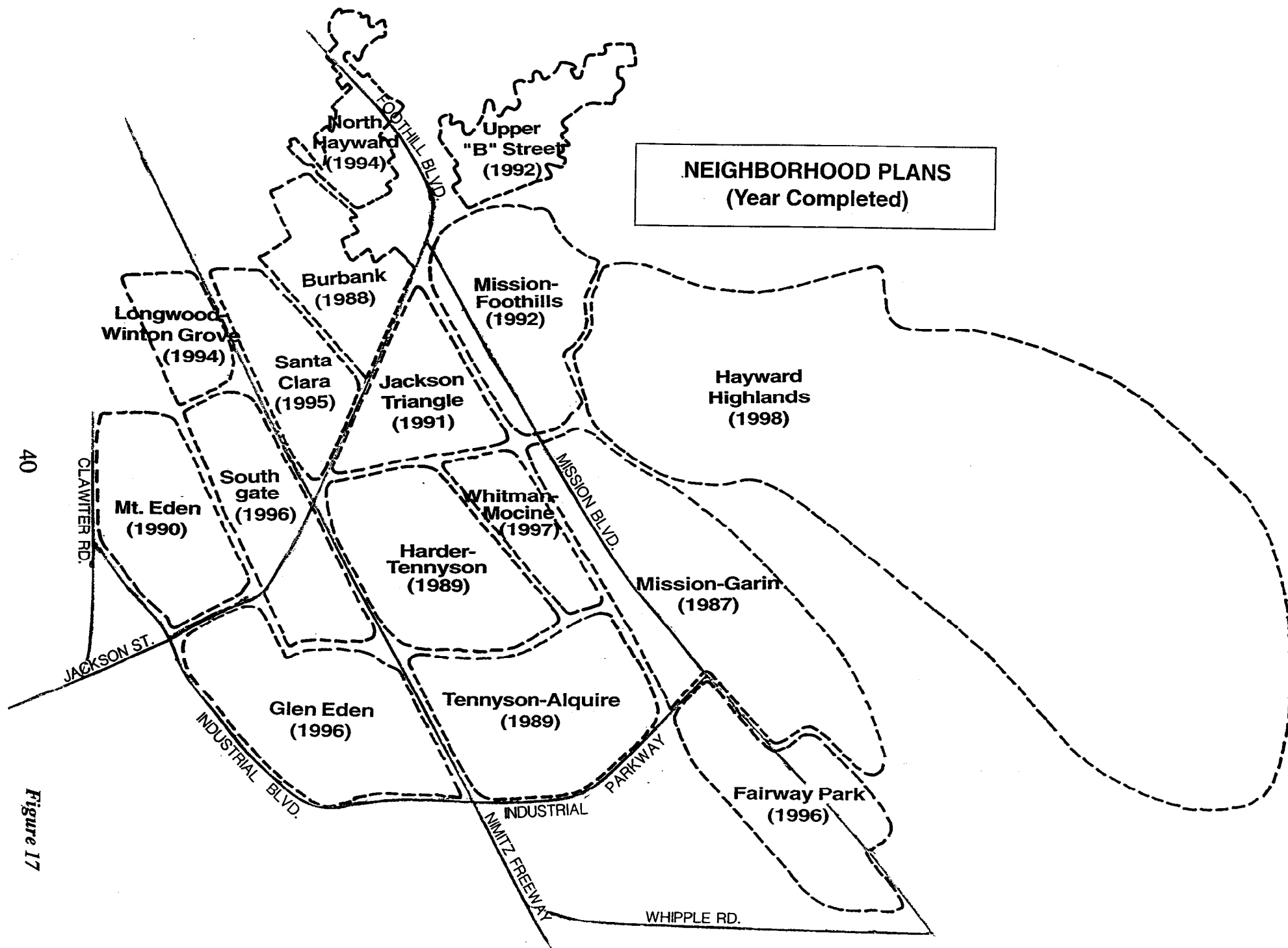


Figure 17

## City of Hayward

### Owner Occupancy Rates: 1990-1998

Year	Total Housing Units	Ownership Housing Units			Ownership Units as % of Total Units
		SF	MF	Total	%
Total 1990	43,122	24,102	3,508	27,610	64%
1990-1998	2,232	1,421	571	1,992	89%
<b>1998 Total</b>	<b>45,354</b>	<b>25,523</b>	<b>4,079</b>	<b>29,602</b>	<b>65%</b>

Year	Total Occupied Units	Owner Occupied Units			Owner-Occupied Units as % of Total Units
		SF	MF	Total	%
Total 1990	40,964	18,335	2,584	20,919	51.1%
1990-1998	2,232	1,421	285	1,706	76.4%
<b>1998 Total</b>	<b>43,196</b>	<b>19,756</b>	<b>2,869</b>	<b>22,625</b>	<b>52.4%</b>

1. Ownership housing includes all units which can be bought and sold on an individual basis.
2. SF= Single-family detached housing and mobile homes; MF= Multi-family and single-family attached housing (condos; townhomes).
3. 1990 data has been adjusted to include annexations in the Happyland and Tennyson-Alguire areas.
4. Total occupied units reflect vacancy rates existing in 1990; all housing units built since 1990 are assumed to be occupied.
5. Housing unit estimates for 1998 are based on building permits issued between 1990 and 1998. Calculations of tenure status for housing units built since 1990 assume owner-occupancy rates of 100% for single-family detached housing and 50% for multi-family housing.

-The City continued operation of its First-Time Homebuyer Program, providing households of low-to-moderate incomes with downpayment and closing costs loan assistance. During 1998, 124 loans were made through this program. Revisions to the program in 1998 included increasing the loan amount available to each homebuyer to \$9,043, increasing the eligible purchase price to \$227,150, and extending the term of the loan from five to 30 years;

-Hayward's First Time Homebuyers Assistance Program(HAP) continues to be specifically directed at assisting low-income home buyers. The HAP provides deferred-payment, shared-appreciation second mortgages to eligible low-income first-time home buyers to bridge the gap between their maximum mortgage and the sales price.

- \* Under existing law, the City must submit to the State an annual housing progress report on overall progress in meeting its "fair share" of the region's housing needs for lower income households. The City's progress, in terms of new construction only, during the 1988-1998 reporting period is summarized in Figure 19. In addition to new housing construction, it should be noted that approximately 1,800 households in the city are currently assisted through the Section 8 Program. Section 8 Certificates are available where the rent is equal to or less than 30% of the tenant's monthly income. Section 8 Vouchers may be used where the rent exceeds 30% of the tenant's monthly income and the tenant can afford to pay the difference. Figure 20 summarizes the maximum income allowed to qualify for affordable housing assistance in Hayward and the rent those incomes can afford.
- \* The City's current Housing Element was adopted in 1991 and has been certified by the state Department of Housing and Community Development. Under recently approved legislation, all Bay Area jurisdictions must update their housing elements by July 1, 2001. This update effort will ensure full compliance with state housing laws and will allow Hayward to continue in its overall goals related to neighborhood preservation and revitalization through the creation of more home ownership opportunities.



# **City of Hayward** **ABAG Adjusted Housing Need** **and Housing Production 1988-1998**

Income Level	Housing Need <sup>1</sup>	1988-89	1990	1991	1992	1993	1994	1995	1996	1997	1998	Total
Very Low	1,677	16	-	-	21	16	22	-	-	-	-	75
Low	1,188	81	-	18	33	26	28	-	4	-	-	190
Moderate	1,537	188	16	21	85	186	44	34	45	-	194	813
Above Moderate	2,586	207	93	102	470	24	57	76	68	16	349	1,462
<b>Total</b>	<b>6,988</b>	<b>492</b>	<b>109</b>	<b>141</b>	<b>609</b>	<b>252</b>	<b>151</b>	<b>110</b>	<b>117</b>	<b>16</b>	<b>543</b>	<b>2,540</b>

1 - As determined by the Association of Bay Area Governments in the Regional Housing Needs Determinations for 1988-1995.

**City of Hayward**  
**Maximum Income and Gross Rent Levels**  
**1998**

<i>Income Category</i>	<b>Household Size</b>					
	1	2	3	4	5	6
<b>Extremely Low Income</b> (30% of median income)	\$ 13,290	\$ 15,180	\$ 17,100	\$ 18,990	\$ 20,520	\$ 22,020
<b>HUD Very Low Income</b> (50% of median income)	\$ 22,150	\$ 25,300	\$ 28,500	\$ 31,650	\$ 34,200	\$ 36,700
Monthly Rent Range for 50-70% of median income	\$554-\$775	\$633-\$886	\$713-\$998	\$791-\$1,108	\$855-\$1196	\$918-\$1285
<b>HUD Low Income</b> (80% of median income)	\$ 31,700	\$ 36,250	\$ 40,750	\$ 45,300	\$ 48,900	\$ 52,550
Monthly Rent for 80% of median income	\$ 886	\$ 1,013	\$ 1,140	\$ 1,266	\$ 1,368	\$ 1,469

***Based on HUD Median Income for the Oakland Primary Metropolitan Statistical Area of \$63,300***

*Income limits rounded to the nearest \$50*

*Gross rents calculated at 30% of household income*

*Revised 1/27/98*

## ***Economic Development***

In 1998, the City's economic development program made new inroads based on the work accomplished during the previous year. City staff completed several major projects and also initiated new ones. This past year saw, in addition to a Bay Area economic recovery, significant regional economic growth.

### ***Economic Development Strategies***

- \* Developing a business attraction and retention program which: 1) is aimed at creating employment opportunities for Hayward residents; 2) attracts both "high performance" firms/growth sectors and neighborhood-serving merchants; and 3) supports businesses which will expand the city's tax base.
- \* Improving Hayward's physical image and making the city more "business-friendly."
- \* Continuing to develop comprehensive plans that provide essential transportation improvements critical for a healthy Hayward economy.

### ***1998 Activity***

- \* The strong regional economy provides "spill over" effects here in Hayward, which results in the influx of startup companies and smaller firms from the Silicon Valley, Santa Clara County, and southern Alameda County areas due to higher rents being charged for building spaces in these locations. In spite of the recent downturn in the regional economy, the city still experienced moderate building construction activity in the Industrial Corridor.
- \* The City's economic development program focused on: 1) the commencement of the Downtown Facade Improvement Program and continuation of the Retail Technical Assistance Program; 2) attraction of desired tenants to high profile sites; and 3) continuation of the business retention and attraction program.

*-Downtown Facade Improvement Program and Retail Technical Assistance Program*  
The Facade Improvement Program is intended to fund physical improvements of building facades in the Downtown through city loans, while the Retail Technical Assistance Program provides shop owners technical expertise in the more efficient merchandising of goods.

*-Marketing High Profile Sites.* City staff assisted in the recruitment of appropriate tenants for future development anticipated at several high-profile sites in Hayward, including the former Mt. Eden Nursery (400,000 sq.ft. mixed use), and the Opus site (300,000 sq.ft speculative warehousing) on Arden Road.

*-Results of Major Business Attraction Efforts.* This past year brought significant activity to the Industrial Corridor, helping to maintain Hayward's primary employment base. Berkeley Farms has completed construction on a state-of-the-art headquarters and processing plant that is expected to exceed more than \$60 million dollars of new capital investment and more than 400 new jobs.

- \* City staff also provided assistance to several firms that either moved to Hayward or expanded operations. Some highlights of this year's efforts include: Certicom (43,000 sq.ft. computer encryption software design company); Lynx Therapeutics (60,000 sq. ft. expansion of a pharmaceutical R&D firm); Spectrum Label Corp. (new construction of a 60,000 sq. ft. office for this printing company); Data Broadcasting (relocation of a communications firm from Foster City into a new 60,000 sq. ft. office facility); and Costco (reopening of its existing facility for business-oriented sales open to the general membership).
- \* The City Council adopted the South of Route 92 Specific Plan, which envisions a mix of urban development on the Oliver Trust and Weber properties (about 330 total acres) located south of Route 92 and west of Hesperian Boulevard. A mixture of business park, light manufacturing, and residential uses will be developed on these properties.

## ***Schools***

The fundamental need for good schools made them a central Growth Management concern. It is evident that the City of Hayward and the Hayward Unified School District (HUSD) need to work together to improve the coordination of planning and development decisions. Coordination is essential in the following three areas: long-range land use and facilities planning; review of individual residential development projects; and review of any proposed reconfiguration of the schools.

### ***Schools Strategies***

The *Growth Management Element* contains the following strategies to strengthen education in the city:

- \* Do not designate more land for residential development unless the school district determines adequate capacity is available or will be made available through full developer mitigation.
- \* Do not subject students to burdensome scheduling or transportation needs or overcrowded facilities; aggressively pursue adequate school funding to bring all facilities to an acceptable standard before considering new facilities.
- \* Provide the range of programs necessary to meet the essential needs of all students.
- \* Involve the community in the schools, resolving problems which inhibit after-school activities. Fund services that can help stabilize communities to reduce transiency in the schools.
- \* Coordinate educational resources including the City, school district, Chabot College and California State University.

### ***1998 Activity***

- \* The City is committed through its homeownership goals and neighborhood conservation policies to stabilizing school populations so that each school can provide a nurturing educational setting. As shown in Figure 21, the transiency rates (the percentage of students entering and leaving a school), have continued to decline during each of the past five years.
- \* The passage of Proposition 1A on the November 1998 ballot has provided much needed funds to improve local schools and colleges. The \$9.2 billion bond approved by the voters includes funding for higher education facilities, matching funds for new K-12 facilities, modernization of older schools, additional funding for districts in hardship situations, and funding for class size reduction.

# Hayward Unified School District Transiency Rates

School	Percent transiency during school year				
	1993-94	1994-95	1995-96	1996-97	1997-98
<b><i>Elementary Schools</i></b>					
Bowman	36	41	51	46	40
Burbank	31	45	28	25	19
Cherryland	41	49	41	42	40
East Avenue	16	12	16	13	16
Eden Gardens	21	20	20	23	23
Eldridge	23	45	45	17	30
Fairview	25	33	32	36	28
Glassbrook	52	60	62	54	44
Harder	33	36	29	25	30
Highland	20	19	22	18	24
Longwood	38	41	44	27	31
Lorin Eden	22	24	19	25	24
Markham	43	47	33	39	35
Muir	39	45	39	34	33
Palma Ceia	23	23	23	17	18
Park	33	48	39	34	27
Ruus	28	32	25	24	25
Schafer Park	19	25	33	25	32
Shepherd	56	65	52	53	46
Southgate	17	21	19	14	15
Strobridge	29	35	35	30	40
Treeview	47	48	45	26	28
Tyrrell	37	40	40	41	41
<b><i>Intermediate Schools</i></b>					
Bret Harte	23	23	33	27	27
Martin Luther King, Jr.	30	25	38	27	31
Cesar Chavez	39	42	28	27	32
Ochoa	18	18	23	25	17
Winton	38	32	28	34	31
<b><i>High Schools</i></b>					
Hayward	31	30	30	29	27
Mt. Eden	25	32	30	30	26
Tennyson	35	41	39	33	31
Project School	N/A	N/A	N/A	28	37
<b>TOTALS</b>	<b>35%</b>	<b>34%</b>	<b>32%</b>	<b>30%</b>	<b>29%</b>

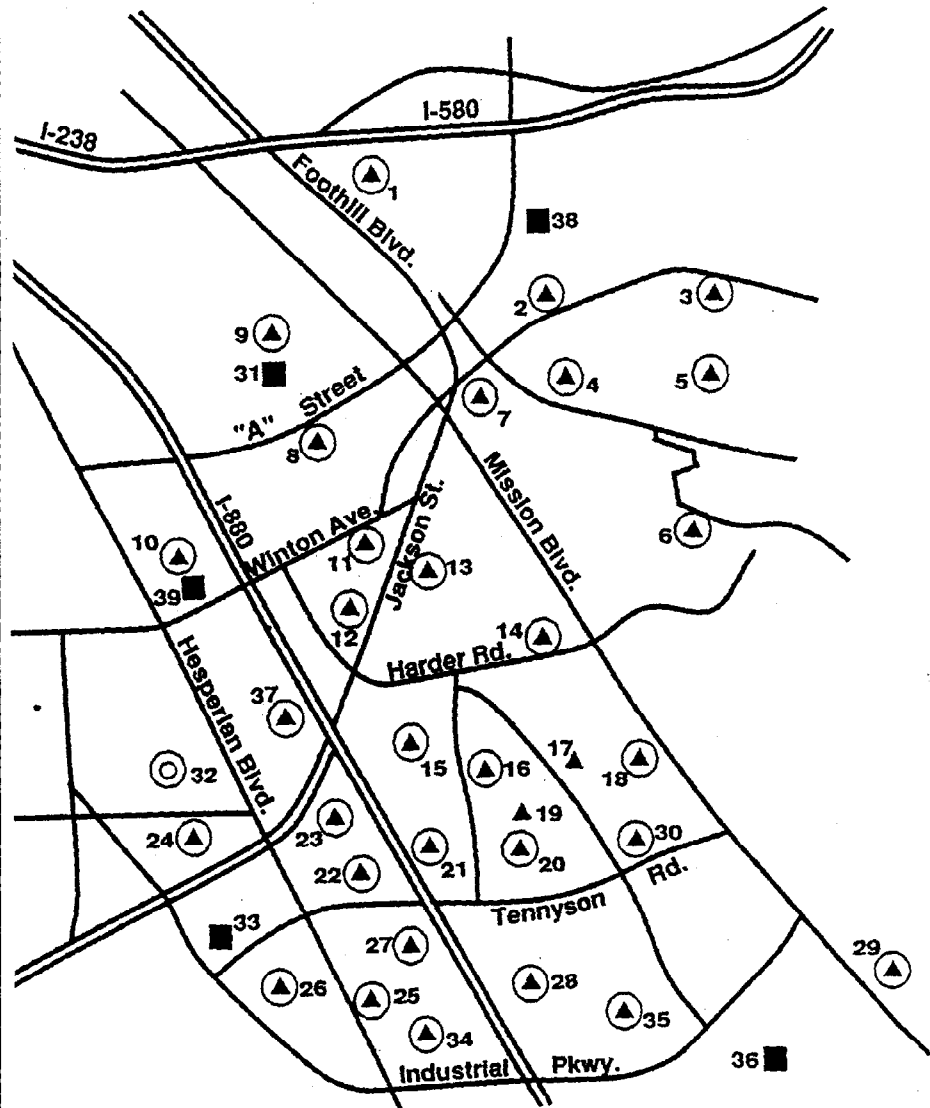
**Note:** Transiency rates reflect the number of students entering and leaving the classroom/schools

**Source:** Hayward Unified School District

- \* The Leroy F. Greene School Facilities Act of 1998 (SB 50), which became effective upon passage of Proposition 1A, has triggered a substantial change in the way local agencies can mitigate school impacts. Provisions of SB 50 reinstate the cap on school facility fees, and place limitations on developer exactions for school mitigation purposes. In addition, SB50 suspends the *Mira*, *Hart*, and *Murrieta* court cases for a period of at least 8 years. This means that local agencies are prohibited from denying land use approvals on the basis of school adequacy as of November 4, 1998.
  
- \* HUSD staff continue to work with city officials, planners, and representatives of proposed developments projects that could impact the schools. Prior to the November 1998 election and enactment of SB 50, which limits developer fees to \$1.93 per residential square foot and \$0.31 per commercial square foot, the Board of Education approved the following agreements:
  - 1) Citation Homes (a 106-home development on property next to Tennyson High School): agreement includes developer fees of \$2.30/sq. ft. until July 1, 2000, when they can increase 3% annually;
  - 2) Summerhill Homes (an 82-home development in the Ruus/Peixoto area): agreement includes developer fees of \$2.09/sq. ft. until July 1, 2000, when they can increase 3% annually;
  - 3) Oliver Trust Property (a 537 home development within the South of Route 92 Specific Plan area): agreement includes developer fees of \$2.84/sq. ft.; and,
  - 4) Hayward 1900 (a 650-home development on Walpert Ridge that currently includes both Hayward and Castro Valley USDs): agreement includes construction of new school for 650 students. In addition, the City of Hayward is requiring the developer to seek HUSD and CVUSD approval to adjust their mutual boundary so the project is entirely in HUSD.
  
- \* The Maintenance Assessment District (MAD), an annual assessment of \$28 per single family unit that HUSD initiated in 1994 and Hayward property owners voted in July 1997 to continue, generates approximately \$1 million a year. Revenue is used for landscaping, irrigation, and other improvement projects at 2-3 school sites each year. It also offsets costs of school groundskeeper salaries, freeing up \$500,000 a year for instructional programs. MAD-funded irrigation systems and plantings and regularly scheduled groundskeeping have helped more than a dozen schools become solid assets to their neighborhoods.
  
- \* Since state legislation created the Class Size Reduction program in 1996, the district has placed a steadily increasing number of grade K-3 students in classes with no more than 20 students per teacher—from 58% of the K-3 enrollment in 1996-97, to 73% in 1997-98, to 91% in 1998-99. In the past two years the district has acquired 96 portable classrooms to achieve lower class sizes, accommodate a grade K-12 enrollment that has been increasing by about 500 students a year since 1994, and replace old and outmoded portable buildings. Impacted school sites as identified by District staff are shown in Figure 22.

# **HAYWARD UNIFIED SCHOOL DISTRICT**

- 1 Strobridge
- 2 Markham
- 3 Fairview
- 4 Hayward High
- 5 East Avenue
- 6 Highland
- 7 Bret Harte
- 8 Burbank
- 9 Cherryland
- 10 Longwood
- 11 Winton
- 12 Park
- 13 Muir
- 14 Harder
- 15 Schafer Park
- 16 Glassbrook
- 17 Tennyson
- 18 Bowman
- 19 Tyrrell
- 20 Shepherd
- 21 Eldridge
- 22 King
- 23 Southgate
- 24 Eden Gardens
- 25 Mt. Eden
- 26 Lorin A. Eden
- 27 Palma Ceia
- 28 Ruus
- 29 Treeview
- 30 Cesar Chavez
- 31 Sunset Adult/  
Brenkowitz
- 32 Ochoa
- 33 Darwin
- 34 English Language  
Center
- 35 Piexoto Annex
- 36 Bidwell
- 37 ROC/Gansberger
- 38 Laurel
- 39 Helen Turner



## **SCHOOL CAPACITY**

- Capacity for Single Assembly in Multipurpose Room
- ▲ Enrollment Greater than Capacity of Multipurpose Room
- Facilities Currently not Full-Enrollment Schools K-12
- Impacted Sites (per School District February 1999)

Source: Hayward Unified School District



- \* Increasing enrollments and a decreasing amount of space available to accommodate that growth at three large Grade K-6 elementary schools prompted the Board of Education to approve the following actions, which took effect in September 1998:
  - 1) Changing the attendance boundary between Muir, which had grown from 600 students in 1990 to nearly 800 in 1998, and Schafer Park, which has had a fairly constant enrollment of about 430 students during the same period. This action shifted approximately 180 Muir students to Schafer Park.
  - 2) Renovating and reopening Peixoto School as a second campus for Ruus, where enrollment has grown to more than 850 students. All 5th and 6th grade classes were relocated to "the Ruus campus at Peixoto" while grades K-4 remain at the main campus.
  - 3) Linking Harder, where enrollment has grown from 550 students in 1991 to about 800 in 1998, to the three-year-old Hayward Project School, an innovative arts-based program for Grade K-8 students located on the Tennyson High campus.
- \* Renovation of Tennyson High School, the final and most extensive project in the state-funded Leroy Greene Modernization Program that upgraded 23 of the District's 35 schools in 1997-98, was essentially complete by the end of this year. To receive 100% of the approximately \$44 million cost of the projects, the District had to undertake all the projects simultaneously. The result is improved safety, technology capabilities, and disabled access at those schools.
- \* Eden Gardens Elementary qualified for \$90,000 to enhance its reading program and Tennyson High received \$221,850 to develop academic performance standards as a result of each being designated as a "Leadership School" by the Bay Area School Reform Collaborative (BASRC).
- \* The Youth Enrichment Program (YEP), the summer and after-school activity created in 1996 through a partnership of HUSD, the City of Hayward, and the Hayward Area Recreation and Park District (HARD), is currently offered at two elementary schools (Ruus and Longwood) and one middle school (Ceasar Chavez). The success of this program has helped Hayward to become one of 99 communities awarded a federal grant to develop "21st century community learning centers", providing supervised activities and academic support to students and families in low-income areas. This grant totals \$1.5 million over three years, and coupled with funding from the YEP and a Winton area Healthy Start grant, will support establishment of community learning centers at Ceasar Chavez, M. L. King, and Winton middle schools.
- \* During the 1997-98 school year, through a process called *Community Building*, a 100-member committee of business people, community members, parents, students, and district employees examined current and future education needs in Hayward. Staff from Concordia, the consulting firm that led the process, condensed the committee's list of recommendations into a report to the Board of Education in November 1998. A core group of committee members will spend the 1998-99 school year meeting with local business, community, and civic organizations to discuss the report and the resources needed to achieve its goals.

## *Library*

The Library is the major cultural facility provided by the City. The *Growth Management Element* goals for the Library are to improve the current level of service in hours of operation and size of collection as well as to expand the role of the Library as a source of enrichment of Hayward's multicultural heritage. The *Growth Management Element* embraces the Library planning document, *Entering the 21st Century: the Hayward Public Library Plans for the Future*, as a basis for assessing service needs. In addition, Growth Management strategies call for keeping the Main Library downtown, addressing seismic and other safety concerns in the construction of any new facilities. Incorporation of new information technology is also seen as a vital part of maintaining the Library's central information role.

### *Library Strategies*

1998 was a year of progress toward the goals for the Library that were developed by the Library Commission and staff, the Mayor's Blue Ribbon Task Force on Library Services and key stakeholders in the community. These goals were developed to structure progress towards achieving a unique community vision of the future of the Library: The Hayward Public Library will achieve excellence in every way it can, with well-designed facilities, outstanding print and online collections, state-of-the-art automation, creative and helpful staff, and the ability to respond sensitively to the community it serves.

### *1998 Activity*

- \* Seven (7) hours of service on Fridays were added to the Weekes Branch Library in September of 1998 for a total of 46 public services hours. The Main Library continues to offer 52 hours of public service each week.
- \* In July 1998, the Library made available an Internet-accessible reference tool that offers a fully integrated database providing access to full text and image articles from today's most well-read general interest magazines, reference books, and newspapers. It also provides a comprehensive business research database offering full text journals, magazines, investment reports, directory listings and newswire releases, as well as indexing of three national newspapers. These efforts are part of the Library's goal to bring the present materials collection up to date.
- \* Two part time Librarians and two part time Library Assistant positions were added to support the addition of hours at the Weekes Branch Library.
- \* In April of 1998, the Library introduced a new public access computer system, affectionately called HEART (Hayward Easy Access Resource Terminal), to begin the approved technology upgrade. HEART supports the automation of traditional functions such as cataloging, online public access catalog, circulation, acquisitions, interlibrary loan, and reference databases as well as providing advanced capabilities such as imaging, full text, World Wide Web services and other innovative applications. Currently HEART can

be searched in English or Spanish and offers the Library the capability to add other languages in the future. Library customers can view their records and access the online catalog of the library in the library or from their home computers.

- \* The Library is cooperating with the Hayward Unified School District on two projects that are exploring ways in which the Library can link with schools within the district to provide students access to public library materials.
- \* The Library continued its wide variety of public programming during the past year (e.g., Cultures in Harmony, Lawyer in the Library, as well as many other programs for children and teenagers).

## ***Parks and Recreation***

The Hayward Area Recreation and Park District (HARD) is a special district independent from the City of Hayward. The District encompasses the communities of Hayward, San Lorenzo, Castro Valley and unincorporated Hayward. Though HARD is a separate agency, they work closely with the City to establish park facilities commensurate with population increase and changing needs. The City requires dedication of park land or in lieu fees for each new housing unit it approves and has sought, in recent years, to bring fees closer to the cost of maintaining a standard of 5 acres per 1,000 people, the maximum set by State law for park fees (See Figure 23).

### ***Parks and Recreation Strategies***

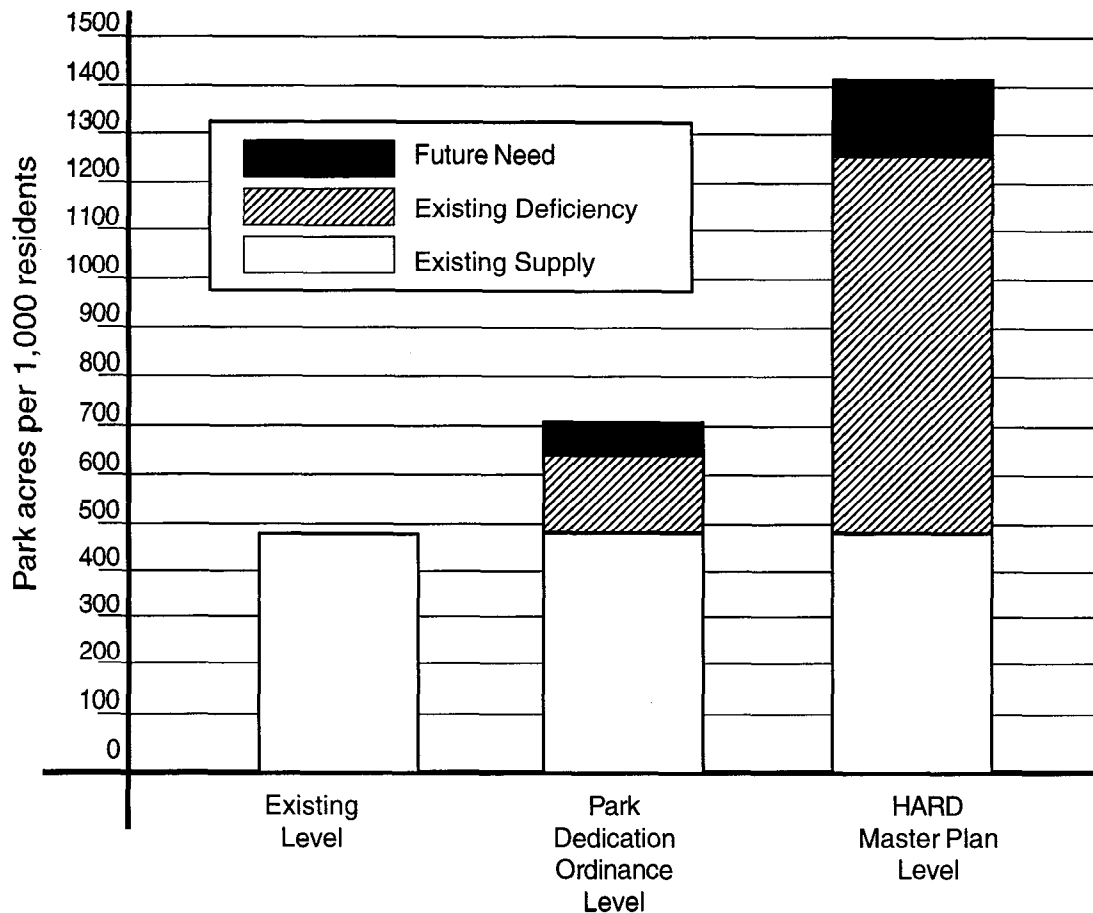
Growth Management strategies seek to increase the range of park facilities to meet the needs of a maturing city:

- \* Establish two new district-sized parks that provide a second golf course and park large enough to host amateur sports tournaments.
- \* Develop creeks, channels and greenway linkages, as well as streets, landscaped for walking and biking.
- \* Develop mini-parks, pocket parks and squares to provide pedestrian-accessible open space in under-served areas with participation of businesses, non-profits and neighborhoods.
- \* Improve school facilities as parks and recreation environments; add more activities in areas with a high concentration of young people.

### ***1998 Activity***

- \* The City continued to work with HARD on the design of the new Mt. Eden Sports Park, a 25-acre sports complex proposed as part of the adopted South of Route 92 Specific Plan.
- \* The 1998-99 Budget Year for HARD includes funding projects using the District's Capital Outlay Funds. The passage of Measure Q did not include a growth factor and Fiscal Year 1998/99 saw a decrease of \$250,000 in Capital Outlay Funds due to fixed cost increases within the District. In Fiscal Year 1999/2000, the District will again see a drop in Capital Funds available due to fixed costs increases and no new income sources identified. This year, HARD appropriated \$1.2 million to capital improvements and some modest funding is still available from city In Lieu Fees and the 1989 Measure AA Bond Act.

## PARKLAND NEED AT ALTERNATIVE ACREAGE STANDARDS

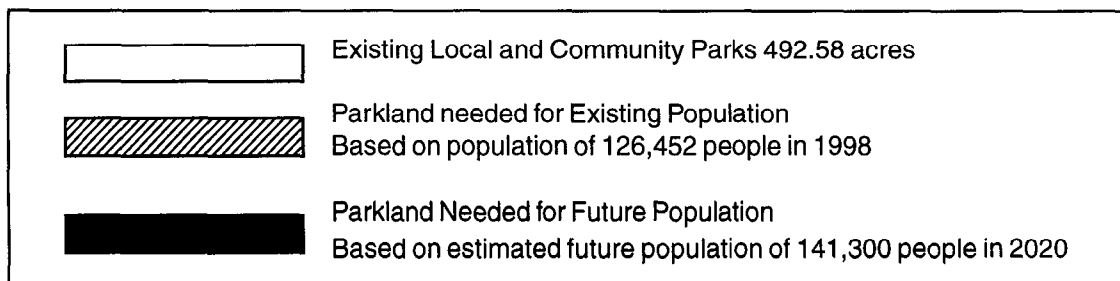


### Park Service Level

*Existing Service Level = 3.9 acres/thousand residents*

*Park Dedication Ordinance Level = 5 acres/thousand residents*

*HARD Master Plan Level = 10 acres/thousand residents*



**NOTE:** Park acreage includes all parks operated by HARD or the City except open space sites consisting of the Shoreline Regional Park, the Greenbelt Trail, and the undeveloped Taper property. Acreage of undeveloped parkland is included, such as the Tennyson/Alquire park site and the Lewis property.

- \* HARD projects this year included major storm damage repairs on the Greenbelt Hiking and Riding Trail; Japanese Garden slope repair; Skywest Golf Course, Palma Ceia Park and Longwood Park tree removal projects related to the February, 1998 storms. Total storm damage cost was over \$250,000, of which HARD is seeking reimbursement from the insurance pool and FEMA.

- \* Other major capital improvement projects undertaken by HARD were as follows:

Kennedy Park added a new attraction -- the Children's Air Bounce. Also, the Carousel and the Trains were rebuilt.

Cherryland Park was expanded by one acre from the acquisition of a residential home west of the park.

Meek Estate Park received the following improvements: new play area funded partly by CBDG Grant from Alameda County; Fountain Formal Garden was added to the front of the Mansion; wrought iron perimeter fencing; Phase I Mansion repairs which includes foundation stabilization, handicap ramp addition and Sun Room dry rot repair; new Picnic Area Arbor to provide much needed shade.

- \* The Park District's renovation projects in progress are located at the following parks: J. Kenneth Birchfield Park, Old Highlands Park, Rancho Arroyo Park, and Ruus Park.

- \* HARD is currently working on the following projects that are proposed and/or in design for 1999-2000:

Mt. Eden Park play area renovation.

Twin Bridges Park site development.

Mission Hills of Hayward Golf Course completion.

Mission Hills of Hayward Golf Course construction of clubhouse buildings.

Mission Hills of Hayward Driving Range design.

Palma Ceia Park building replacement.

Tennyson Park renovation.

Skateboard park feasibility study.

## ***Fire and Emergency Response***

The Fire Department responds to emergency calls for fire suppression, emergency medical service and hazardous materials releases. It monitors provision of fire access, hydrants and other fire safety aspects as well as safe storage of hazardous materials.

### ***Fire Response Strategies***

The Growth Management Element strategies for fire and other emergency response services seek to:

- \* Uphold the Fire Department's response time standards.
- \* Educate the public in fire-resistant construction, and household and occupational safety.
- \* Expand interagency cooperation to ensure adequate response to major incidents.

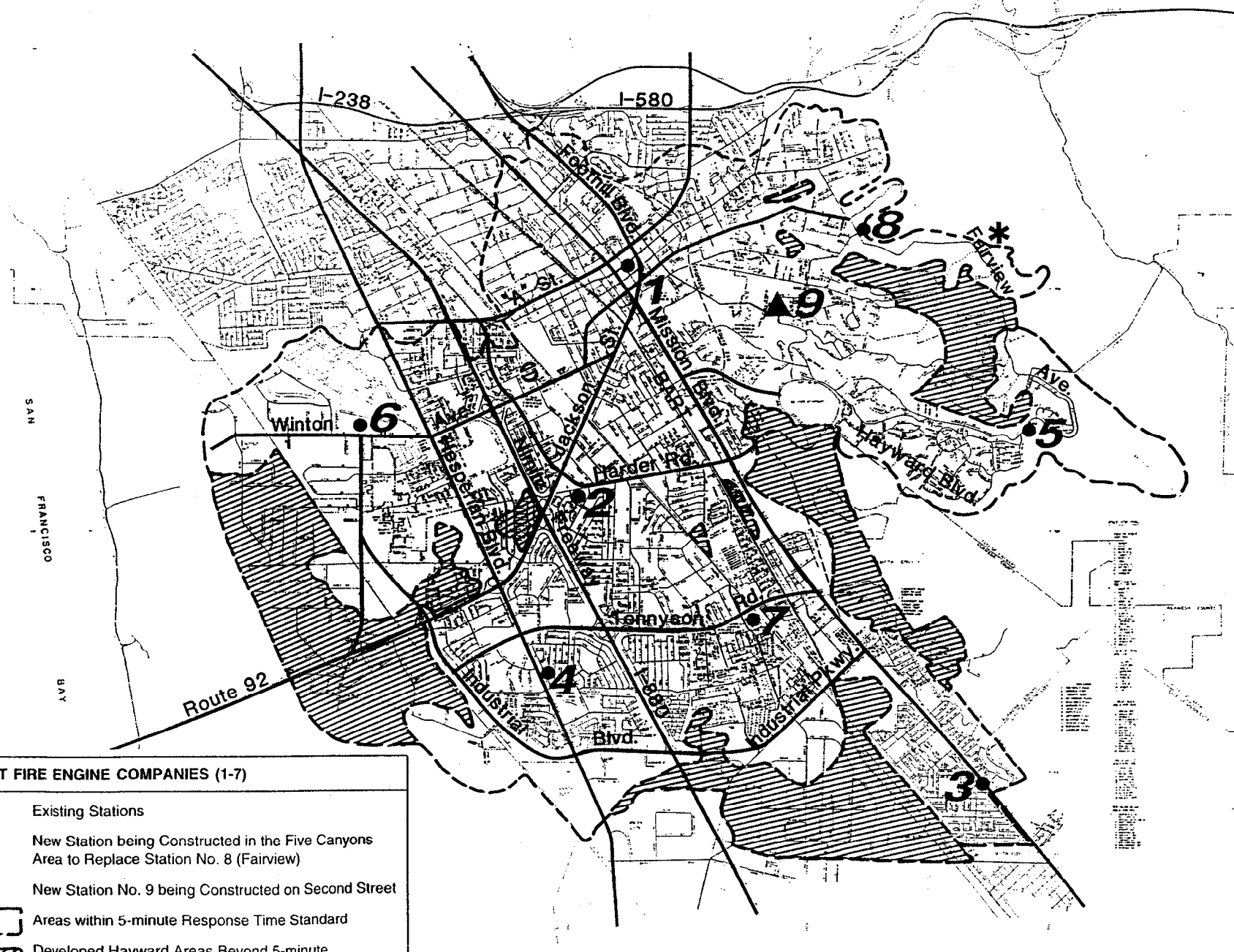
### ***1998 Activity***

- \* The Fire Department responded to about 12,000 calls for service in 1998, about 70 percent of which were for emergency medical services.
- \* Sometime during the first half of 1999, Fire Station 9 will be occupied. Located near Second Street and Campus Drive, Station 9 will provide enhanced service to the lower Oakes Drive area, upper Second Street area, the Cal State University area and the western portion of the Fairview area (see Figure 24).
- \* The Department has implemented a paramedic program with sixteen paramedics working on engine companies. It is anticipated that 23 additional paramedics will be providing service by the spring of 1999.
- \* The City and the Fairview Fire Protection District renewed the contract for fire protection services for another five years.
- \* A Community Emergency Response Team program has been developed with implementation to take place in 1999. This will allow community-based teams of citizens to prepare for and perform light rescue, firefighting, and emergency medical functions following a disaster, when City resources will be stretched thin.
- \* The Fire Department continued to provide input to the design and construction of the new Fire Station 8 in the Fairview District (see Figure 24).

Figure 24

**CURRENT FIRE ENGINE COMPANIES (1-7)**

- Existing Stations
- \* New Station being Constructed in the Five Canyons Area to Replace Station No. 8 (Fairview)
- ▲ New Station No. 9 being Constructed on Second Street
- [ ] Areas within 5-minute Response Time Standard
- [ ] Developed Hayward Areas Beyond 5-minute Response Time for Emergency, Medical and Fire





## ***Police***

As Hayward grows it is important to maintain a sense of personal security safeguarded by good police services. It is increasingly realized that police efforts must be connected to the community networks to be effective.

### ***Police Strategies***

The Growth Management Element strategies seek police response standards for all criminal activity, a process for assessing the effectiveness of police protection and a master facilities plan to maintain service standards. They support complimentary community relationships to maintain standards of civility.

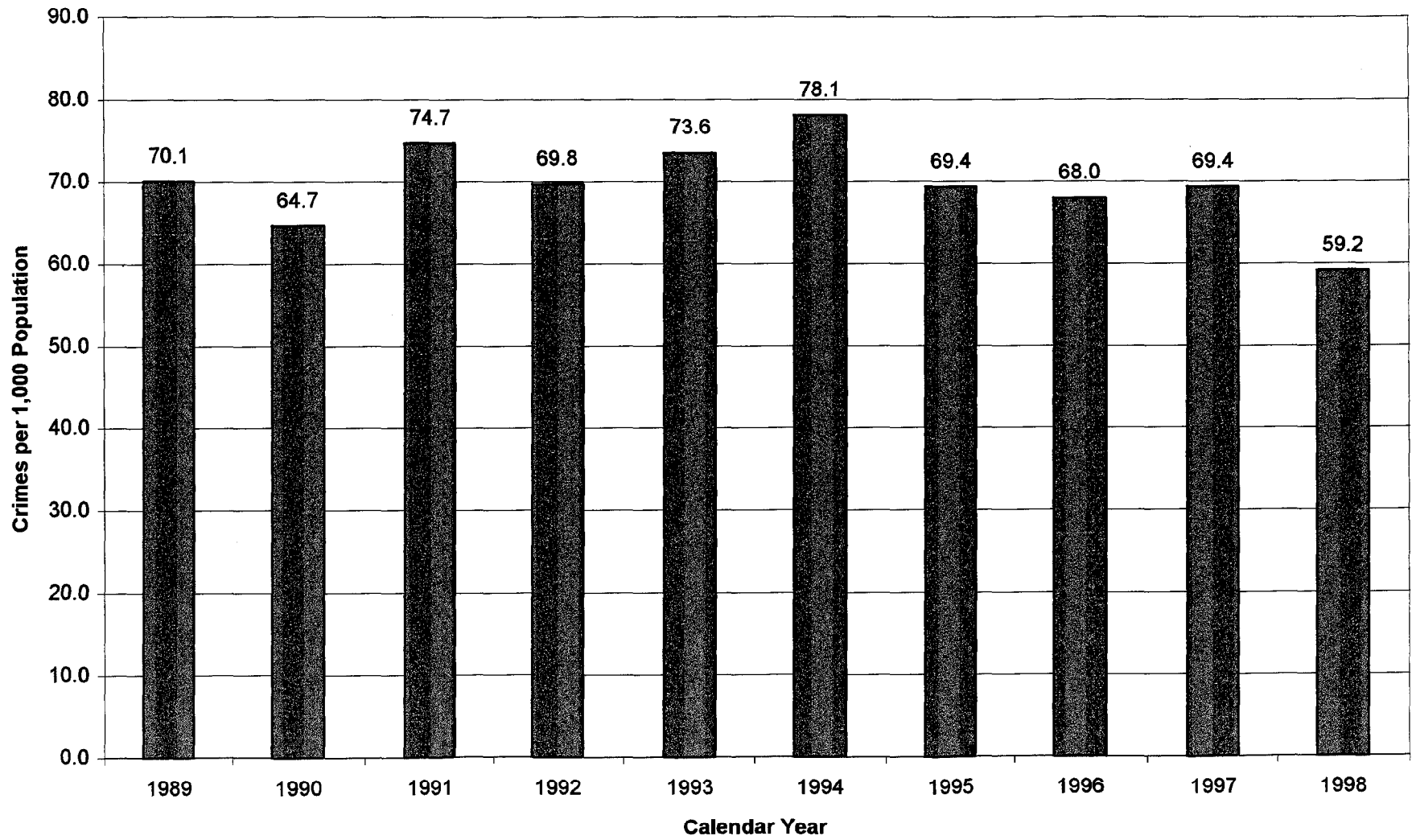
### ***1998 Activity***

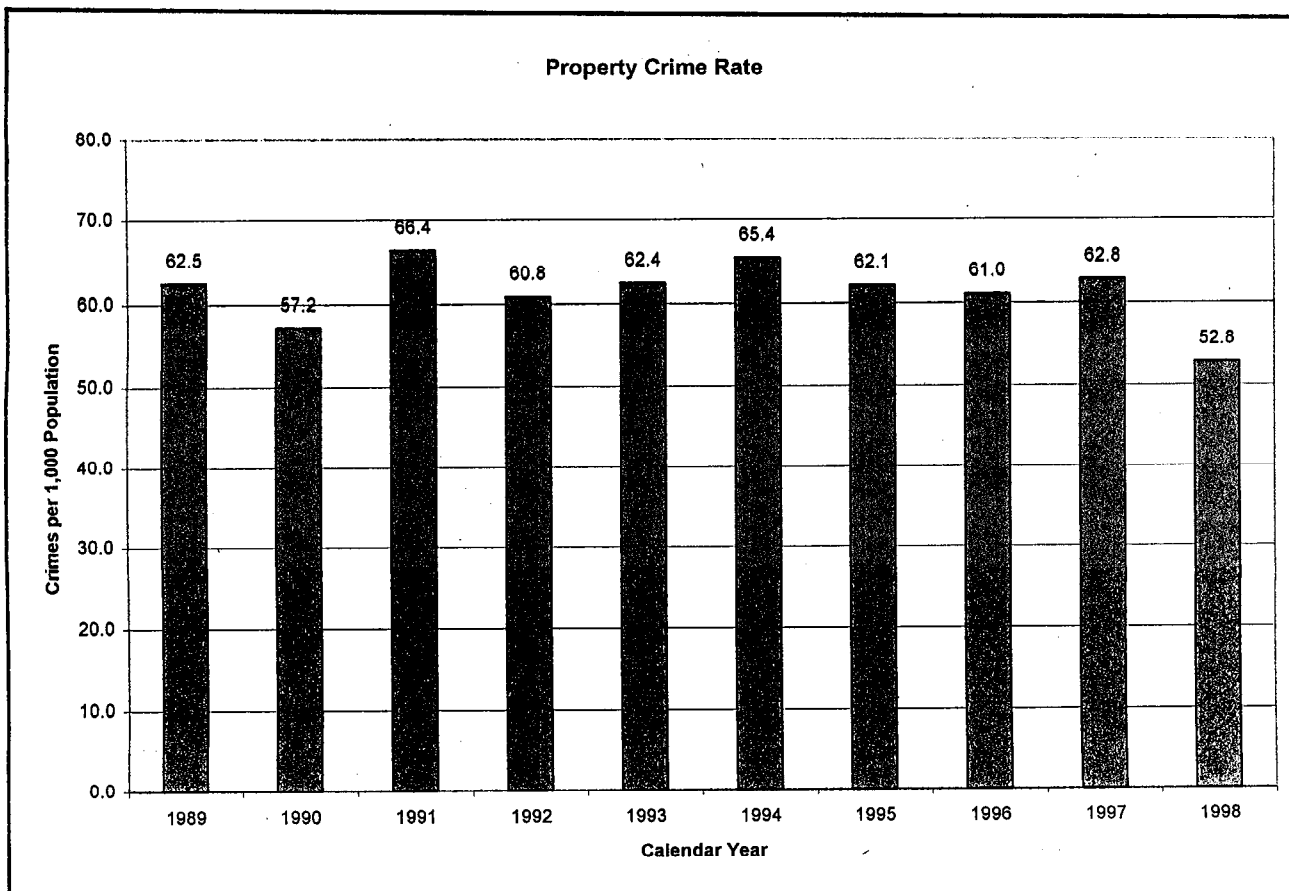
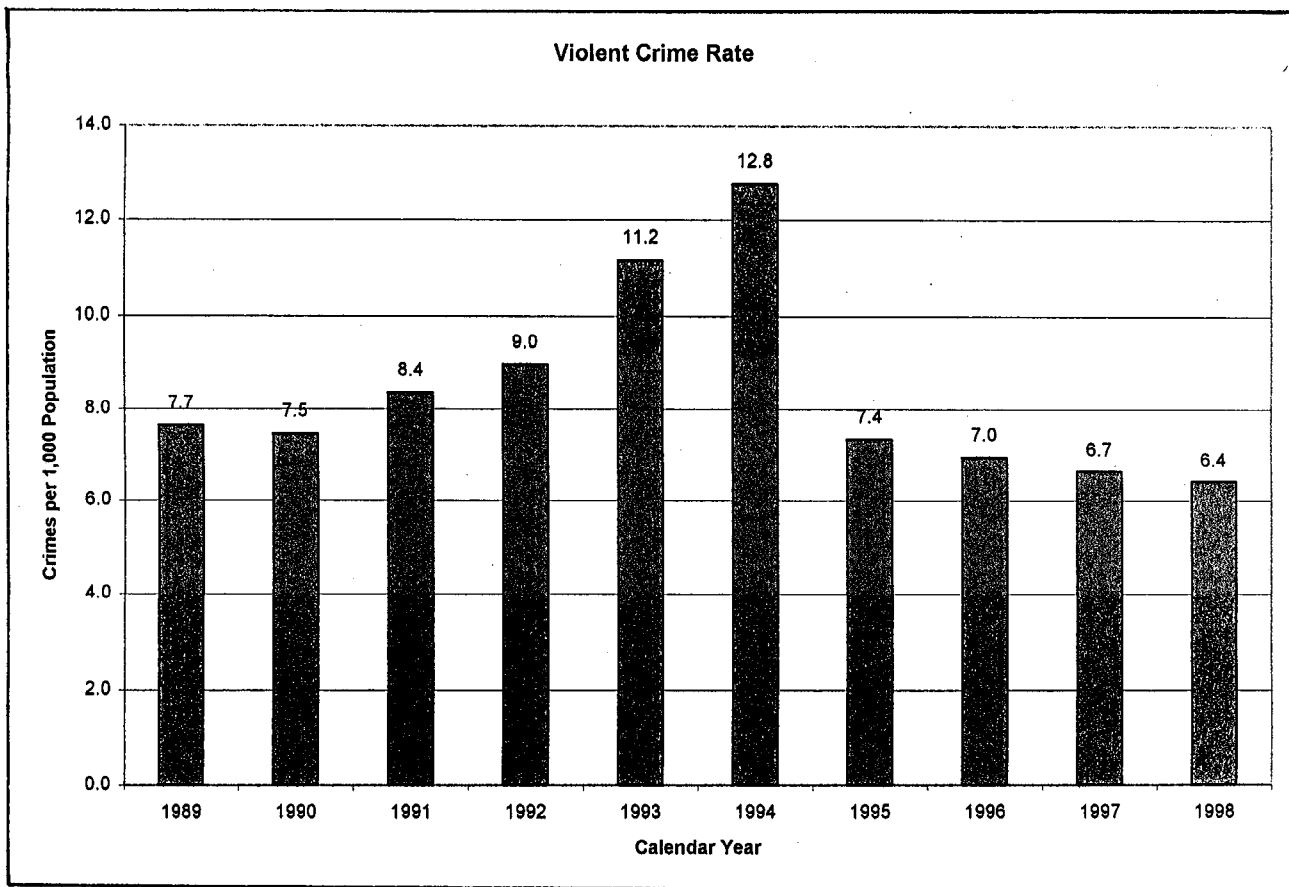
- \* Violent crime, a major focus of the Police Department, has shown a 20 percent decrease (7.7 to 6.4) over the last 10 years, with a steady decline over the last 4-year period (see Figure 25). Violent crime includes murder and non-negligent manslaughter, forcible rape, robbery, and aggravated assault. Part I crimes include violent crimes plus those listed as property crimes: burglary, larceny theft, motor vehicle theft and arson. The "Part I" crime rate (serious crimes) has decreased 17 percent (69.4 to 59.2) from 1997 to 1998, while showing an overall 18 percent (70.1 to 59.2) decrease from 1989 to 1998 (see Figure 26). In comparing the City of Hayward with the State of California (see Figures 27 and 28), Hayward's violent crime rate in 1997 is lower (8.0 v. 6.7), while the overall Part I rate is slightly higher (48.7 v. 69.4). Crime statistics for 1997 presented in Figures 29 and 30 show comparisons with comparable jurisdictions in the Bay Area. These crime rates were calculated based on data in the Uniform Crime Reports publications and represent crimes per 1,000 population.
- \* In 1998, a plan was developed to reorganize the Hayward Police Department. The main purpose of the reorganization is to "take Community Oriented Policing to the next level." The plan, which focuses on improving service to the community and targeting changing conditions in the neighborhoods, is designed to prepare the Hayward Police Department for the new challenges it will face as it approaches the next millennium.
- \* The Orion Scientific development project, started in January 1998, will be expanded and enhanced through a new federal grant. The current project will implement an Intranet (local area network running a web browser), provide a new R.M.S. (records management system) and incorporate leading edge search, query and reporting tools.

- \* The three-year Career Criminal Apprehension Program (CCAP) grant has allowed the Police Department to establish a Crime Analysis Unit. This unit is fully functioning and working on grant objectives and other related Crime Analysis functions. Many of the programs of the Crime Analysis Unit will integrate with the Records Management System and other software development by Orion Scientific.
- \* The Southland Mall Community-Police Resource Center has relocated to a larger, more visible storefront. The new center provides the police department with a positive presence, while at the same time enhancing the safety and security in this regional shopping destination.
- \* The Tampa Avenue Community-Police Resource Center continues as the home for the Hayward Police Athletic League, crime prevention services, and liaison activities with Neighborhood Alert. This office also provides a convenient place for neighborhood groups to meet, such as the Tampa Avenue Business Association.
- \* The Beat Health Coordinator and Problem Oriented Policing Team continue to work closely with other segments of the department, in partnership with other local, state, and federal agencies to improve the quality of life in neighborhoods.
- \* Hayward Neighborhood Alert continues to be an important tool in the community as the individual Neighborhood Watches have been used in conjunction with the Neighborhood Focus Program to organize neighbors into proactive groups.
- \* A new three-year grant to prevent domestic violence began in July 1998. The grant will provide for additional staff and enhance the current domestic violence program. The goal of the new unit is to investigate every serious domestic violence incident. Overall, staff has reached 141 new victims in six months and made over 266 contacts with those victims.
- \* The Police Department continues as a partner in a three-city collaboration to prevent gang violence called the Gang Violence Reduction Project. One Hayward Police Officer works with gang mediators, School Resource Officers, and the Gang Task Force throughout Union City, Fremont, and Hayward. Over 500 youth have been contacted since the grant began in June 1997.
- \* The Police Department was selected as one of only 12 Regional Nodes, in California, to administer the California Gang Database system. As such, Hayward will serve as the lead law enforcement agency in Alameda, Contra Costa, San Mateo and San Francisco Counties.

- \* The DARE program reaches approximately 2,300 sixth grade students every year. A third-grade DARE program exists at two schools as part of the Healthy Start Program. There are also Parent Academy meetings that follow a DARE format and four DARE graduation ceremonies for youth and their parents
- \* The Department has recently secured a grant from the Bay Area Rapid Transit District, which provides the opportunity to develop and promote a group of citizen volunteers who will contribute to the goals of the downtown redevelopment project. The volunteers (Ambassadors) will provide general information to the public and provide escorts for citizens from the BART station to the various parking lots in the immediate area.
- \* Another grant, secured from the Office of Criminal Justice Planning, funds a supervisor position to oversee the police efforts in the redevelopment project area, including crime prevention, homelessness intervention, and safety, particularly of the elderly.

## Part I Crime Rate





### Part 1 Crime Rate Comparison: California vs. Hayward

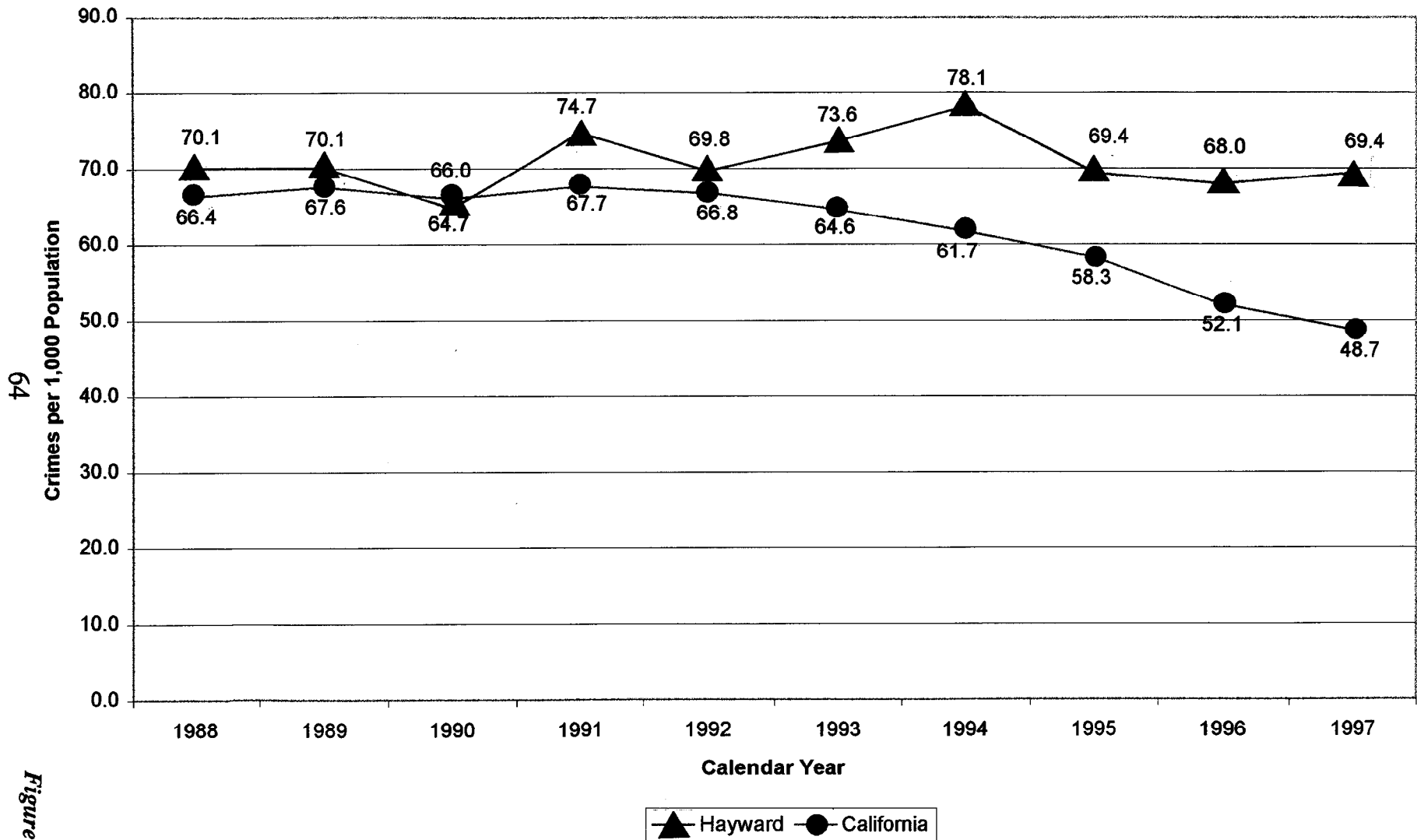
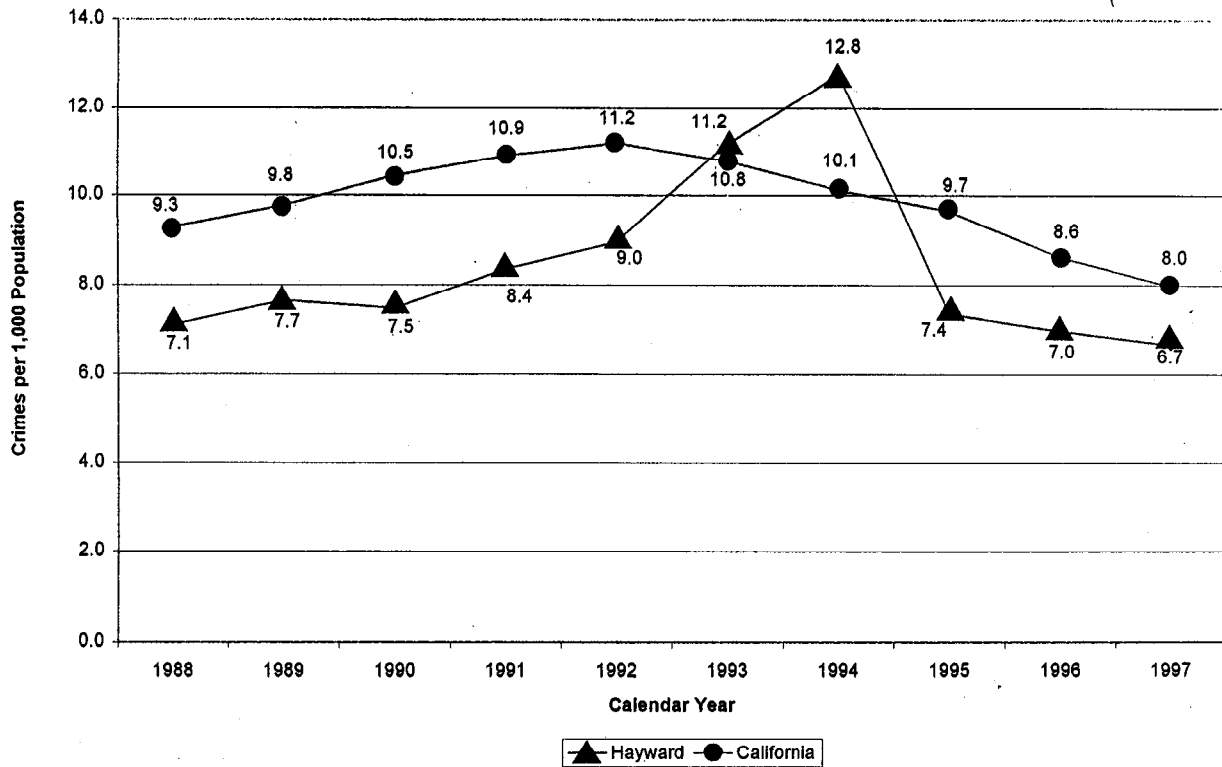
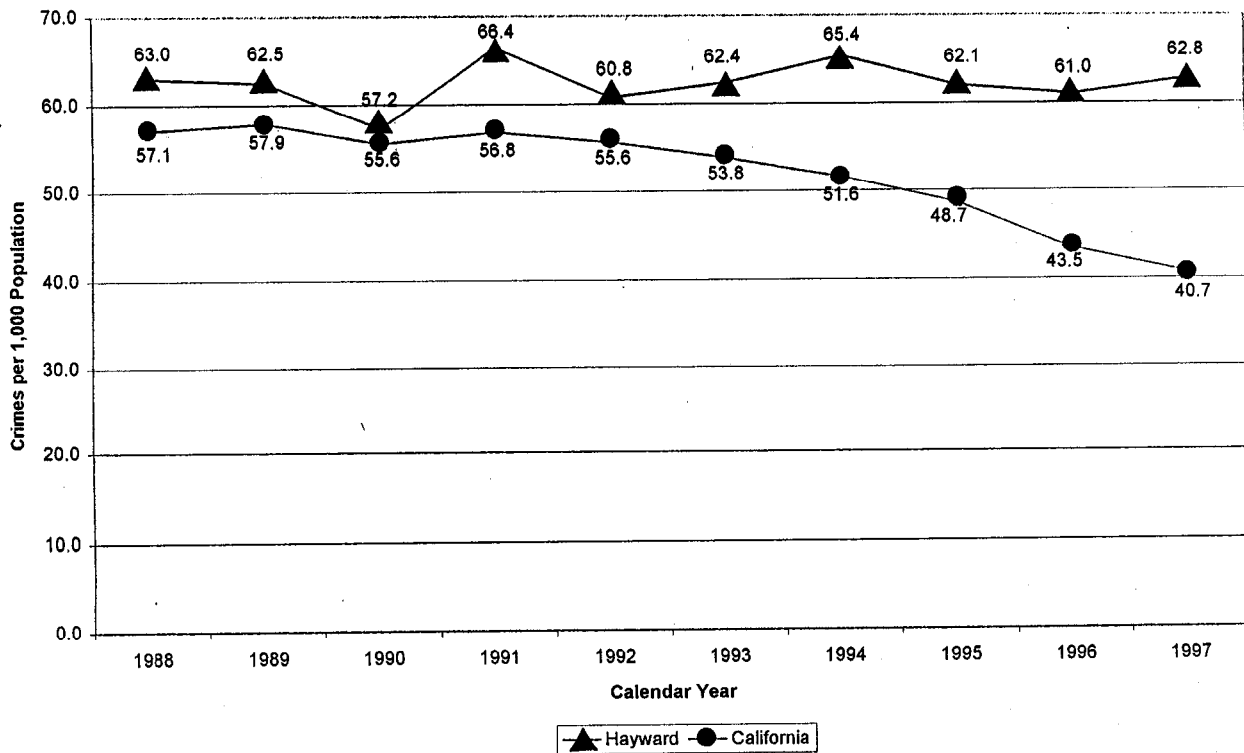


Figure 27

**Violent Crime Rate Comparison: California vs. Hayward**



**Property Crime Comparison: California vs. Hayward**



### Part 1 Crime Rate Comparison of Cities 1997

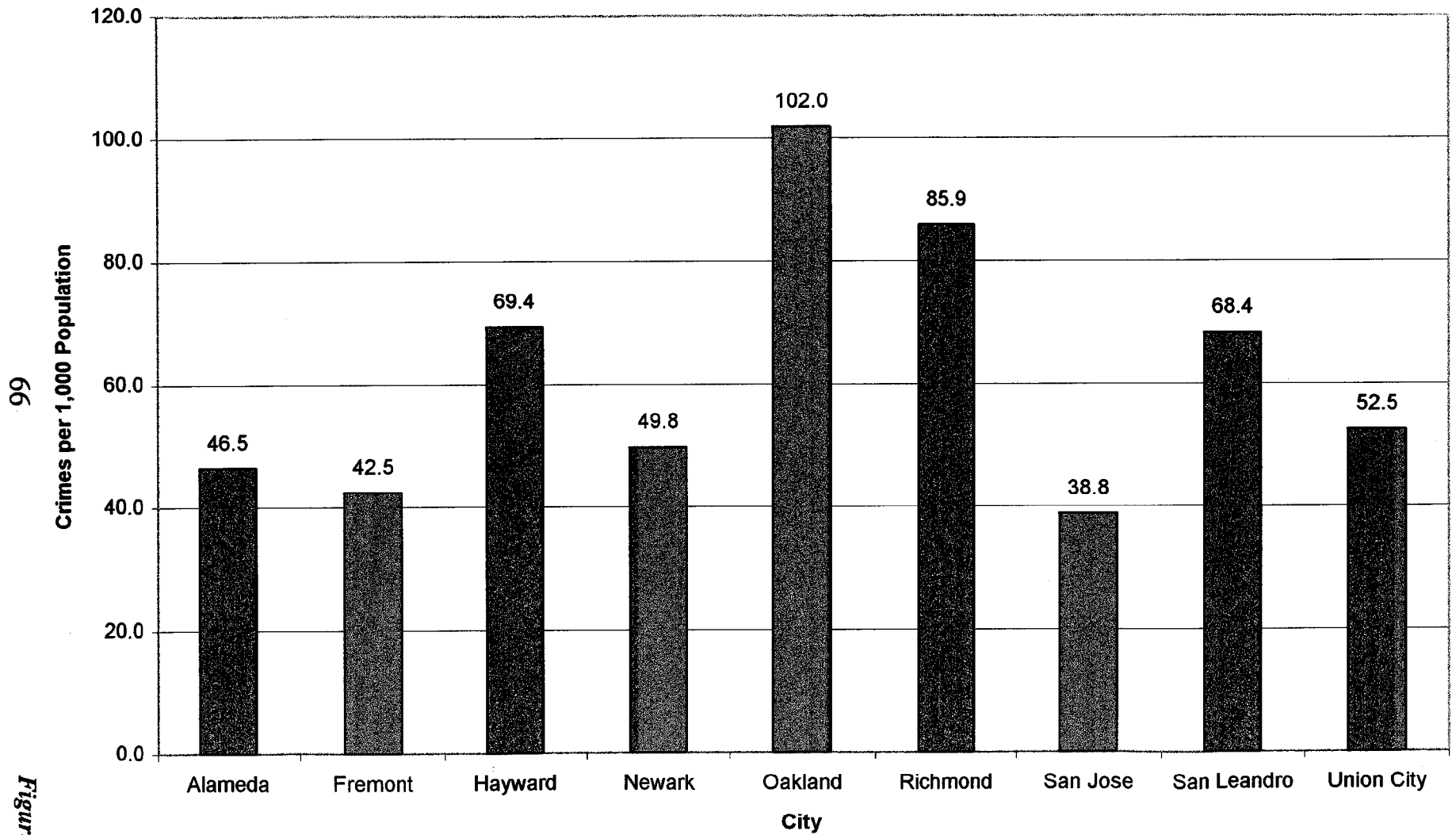
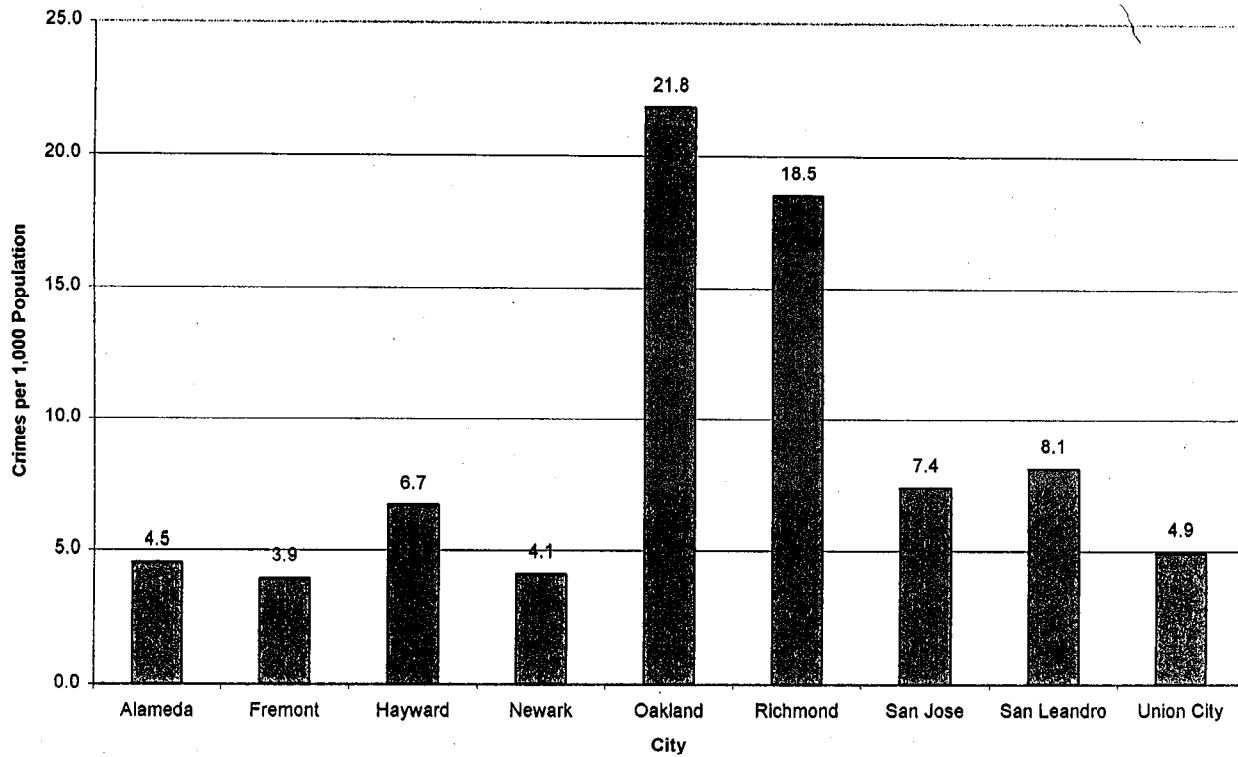


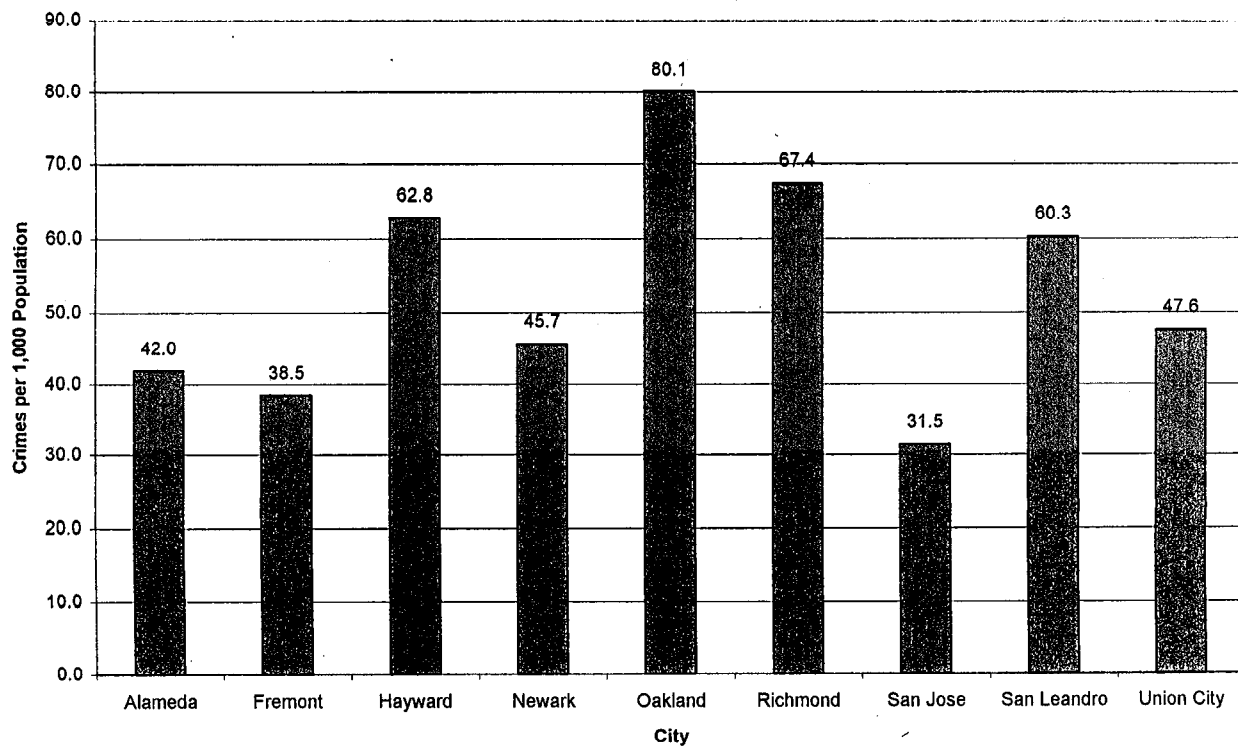
Figure 29



**Violent Crime Rate Comparison of Cities 1997**



**Property Crime Rate Comparison of Cities 1997**



## ***Water Supply, Wastewater Treatment, and Urban Water Management***

Hayward provides most of the city and some of the county areas with water and wastewater collection and treatment services. (See Figure 31) The primary goal for water management in the *Growth Management Element* is to ensure adequate supplies of potable water for future needs and for emergencies like droughts, wildfires and earthquakes. The City also seeks to responsibly manage and utilize wastewater. See Figure 32 for current use and capacity.

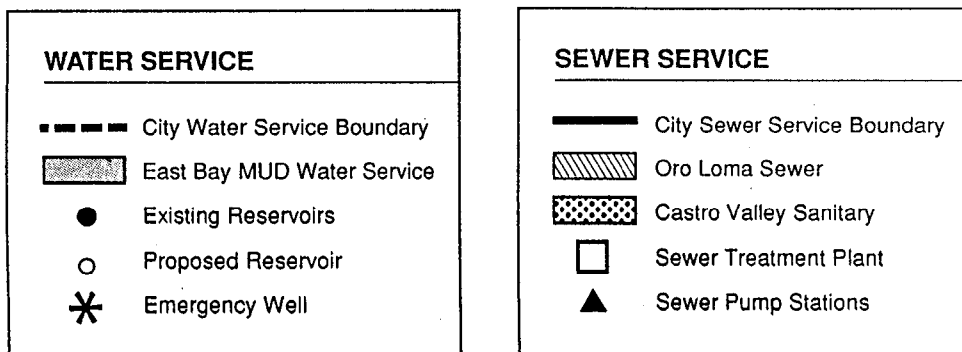
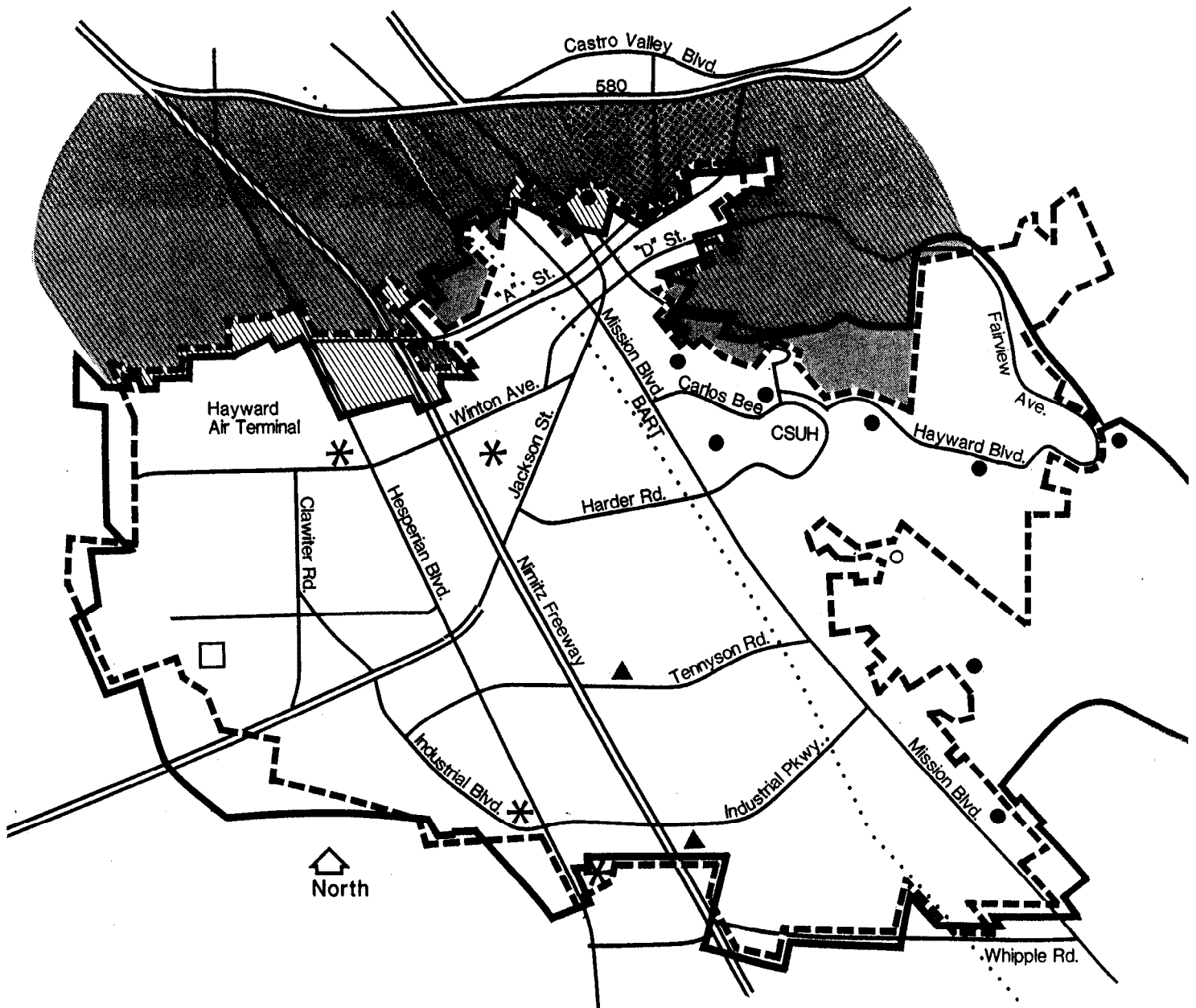
### ***Water Management Strategies***

Hayward purchases all of its water from the San Francisco Water Department. While Hayward is able to buy unlimited amounts of high quality water within San Francisco's capability to deliver it, San Francisco increases the cost of water to limit demand for supplies during periods of drought. Growth Management strategies are:

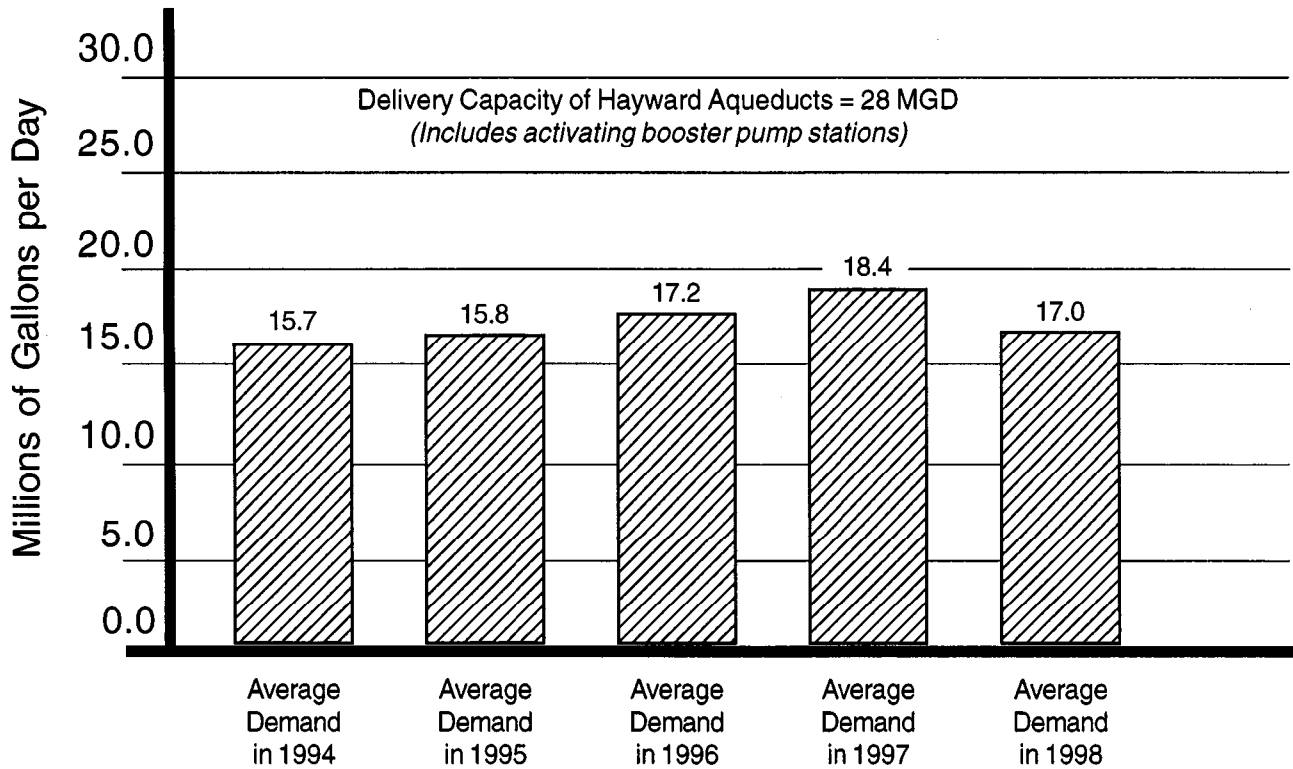
- \* Support growth management in the San Francisco water service area, and water conserving landscaping and devices to avoid future water shortages.
- \* Assess water usage of proposed development prior to approval.
- \* Develop water supply options, especially for emergencies.
- \* Expand utilization of reclaimed water.

### ***1998 Activity***

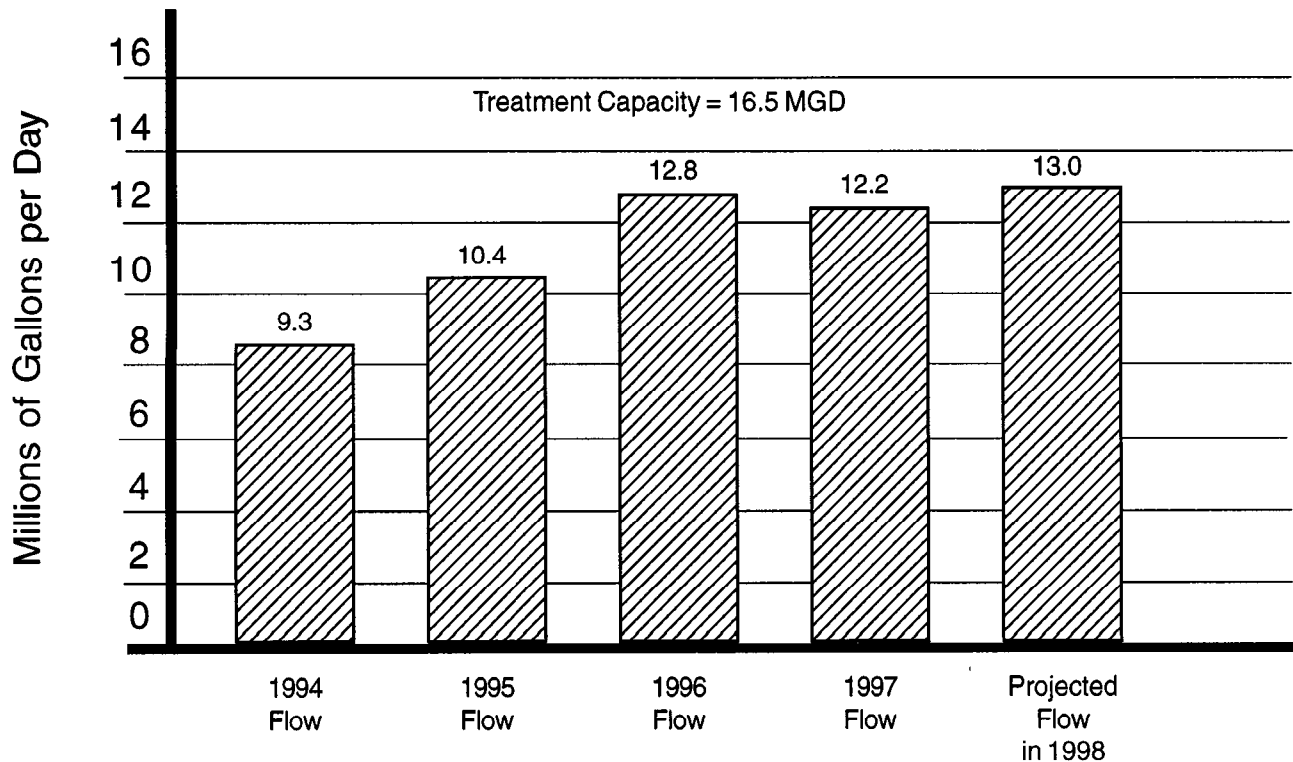
- \* The design and/or construction of several major water/wastewater projects was undertaken during 1998, including the following: Valle Vista Wastewater Pump Station, sludge drying beds and upgrade of Digester No. 3 at Water Pollution Control Facility, water and sewer main replacement program, headworks screening and pumping facility, fluidized bed reactor, Decoto water booster pump station, Walpert water booster pump station, and the Hesperian water booster pump station.
- \* The City gave final approval to the agreement with the East Bay Dischargers Authority and the Livermore/Amador Valley Wastewater Management Agency to allow LAVWMA to purchase additional capacity in EBDA's wastewater treatment plant.



## WATER SYSTEM CAPACITY



## WASTE WATER TREATMENT CAPACITY



## ***Environmental Quality***

Environmental quality concerns overlay all City services. Included here are those not covered elsewhere in this report: seismic safety, noise, air quality, energy conservation and waste reduction.

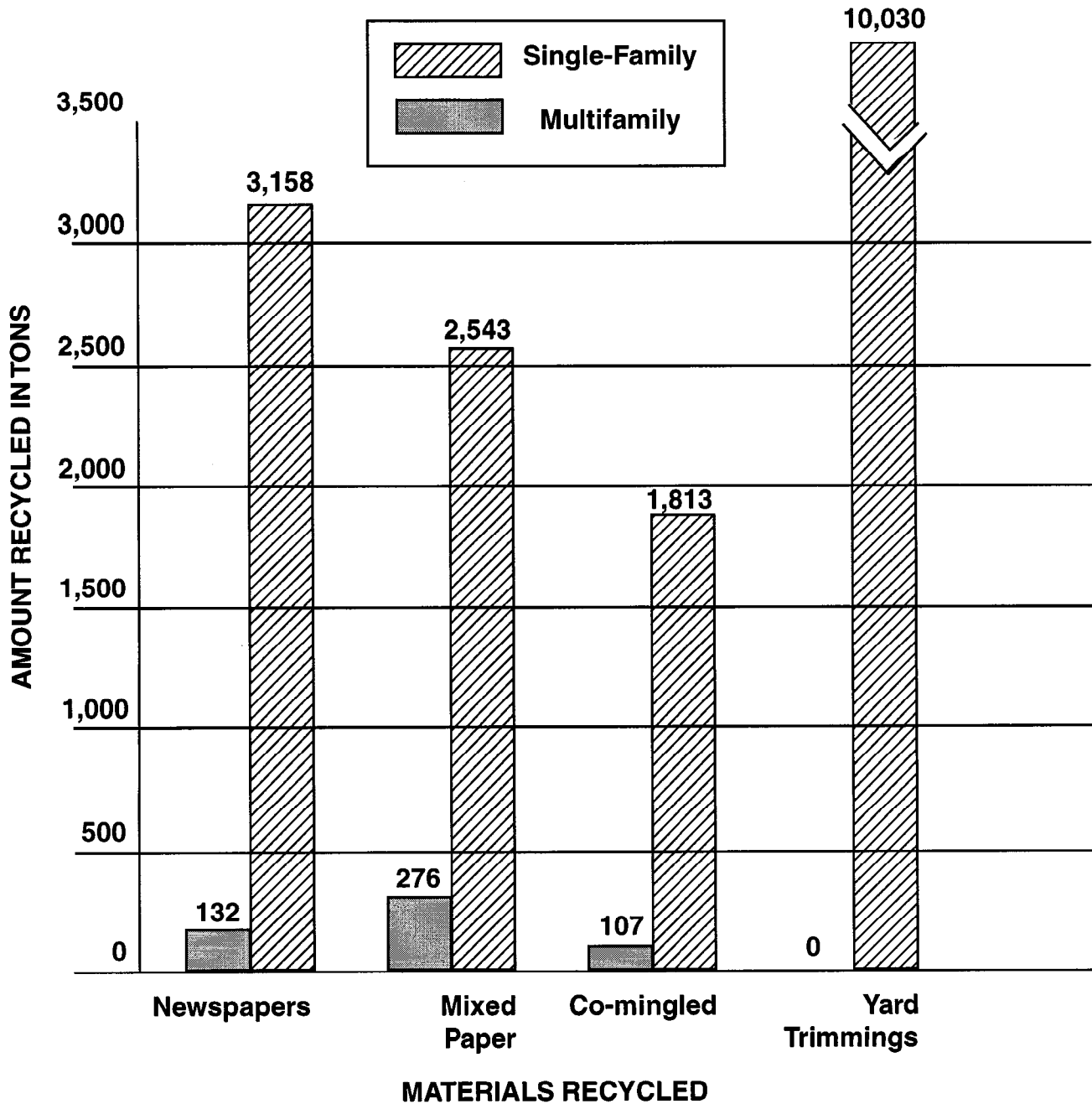
### ***Environmental Strategies***

As part of its General Plan, Hayward has adopted a Seismic Safety Element (1972), a Noise Element (1977), and a Conservation and Environmental Protection Element (1975), as well as energy conservation policies which are included in the General Policies Plan. The *Growth Management Element* calls for combining and updating the elements annually, giving more emphasis to solar energy and conservation, and considering a local air quality element.

### ***1998 Activity***

- \* Implementation of the Seismic Safety Retrofit Program has been completed. All seismic safety retrofit work on unreinforced masonry (URM) buildings has been completed or is underway with the exception of three buildings. These three buildings are vacant and cannot be occupied without obtaining a building permit and performing the required retrofit work..
- \* The Residential Recycling Program has resulted in the collection of over 18,000 tons of recyclable materials over the past year (Figure 33).
- \* Air quality has declined in recent years due to the El Nino weather pattern and pollution levels have exceeded Federal standards with increasing frequency. As a result, the Bay Area has once again been classified as a Non-Attainment area.

# RESIDENTIAL RECYCLING MATERIALS RECYCLED IN TONS OCTOBER 1997 - OCTOBER 1998



Yard trimmings recycling service not provided to multifamily dwellings.  
Co-mingled includes glass, cardboard, tin, aluminum, HDPE, PET, and polystyrene.